



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Promega Corporation / Dan Motl

Address: 2800 Woods Hollow Road **Phone Number of Contact Person:** 608-225-0261

City, State, Zip Code: Madison, WI 53711 **Email of Contact Person:** dan.motl@promega.com

Project Address: Sub-Zero Parkway **Lot:** 1, CSM 15053 **Subdivision:** _____

Project Type: _____ **Multi-Family** _____ **Commercial** **Industrial** _____ **Other** _____
 New _____ **Addition**

Impervious Surface Ratio (ISR): 29.5% (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

Site Data:

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details, including grading plan.
- 10. Lighting plan in footcandles and light fixture cut sheets.

Building:

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

Ingress, Egress, Parking:

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

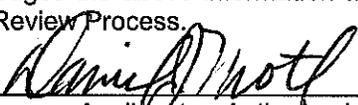
Landscaping:

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

***It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed:  Date: 3/18/19
 Applicant or Authorized Agent

***** Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to planning@fitchburgwi.gov. Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

FOR CITY USE ONLY

Date Received: 3/19/19 Plan Commission Date: 4/16/19

Comments:

March 19, 2019

Sonja Kruesel
City of Fitchburg
Planning and Zoning
5520 Lacy Road
Fitchburg, Wisconsin 53711

644 Science Drive
Madison, WI 53711
P 608 238-2661
F 608 238-6727
www.Flad.com

Re: Architectural and Design Review Submittal
Project Name: Promega Component Manufacturing Center
Location: Sub Zero Parkway, Fitchburg, Wisconsin
Flad Project Number 19034-00

Dear Sonja,

We are submitting Architectural and Design Review materials on behalf of Promega Corporation for consideration by the City of Fitchburg's Plan Commission. We are requesting this project be scheduled for the April 16th Plan Commission Meeting. Promega is requesting approval be granted to begin site, utility, footing and foundation work upon early start permitting and state plan approvals. We are requesting early start to begin site work in May 2019.

As a part of this submittal Promega is seeking conditional approval due to building height exceeding I-G General Industrial zoning district requirement of 42 feet. The increased height variance is identified in the submittal building elevation documentation and provided in a separate Conditional Use Permit application and supporting materials.

Approval for parking is requested to be based on the employee and visitor anticipated occupancy counts. The requested parking counts are indicated in project information documentation and site plan drawing information.

Please contact me or Deb Hatfield if you have any questions or concerns regarding this request.

The following documents are provided with this submission.

ADR Application
Project Information

Drawings

General: Cover Index Sheet

Civil: C-110 Existing Conditions, C-120 Civil Site Plan, C-130 Erosion Control Plan, C-131 Grading Plan, C-140 Utility Plan, C-330 Roadway Profiles, C-501 Civil Details, C-502 Civil Details, C-503 Civil Details, C-504 Civil Details

Landscape: LS-100 Landscape Site Plan, LS-101 Planting Plan, LS-102 Courtyard Patio Planting Plans, LS-103 North Courtyard planting Plan, LS-200 Landscape Legend



Architectural: A-021.0 Floor Plan Level -Overall 1, A-022.0 Floor Plan Level 2 - Overall, A-023.0 Roof Plan - Overall, A-202 Exterior Elevations - Presentation, A-203 Overall Exterior Building 3D View.
Electrical: E-01 Electrical Site Plan, E-02 Electrical Site Plan – Calculations, E-03 Electrical Site Lighting - Luminaires Schedule & Cut Sheets, E-04 Electrical Site Lighting – Cut Sheets

Contacts

Owner:

Promega Corporation
Dan Motl
5511 Bjorksten Place
Madison, Wisconsin 53711
dan.motl@promega.com
608-225-0261

Civil:

Montgomery Associates
Debbie Hatfield
119 South Main Street
Cottage Grove, Wisconsin 53527
debbie@ma-rs.org
608-839-6205

Architect:

Flad Architects
Wayne Jenson
644 Science Drive
Madison, WI 53711
wjenson@flad.com
608-232-1335

Landscape:

Yakshi Landscape, LJ Geer Design
Danny Yakshi and Lisa Pearson
5280 Deer Trace Drive
Kent, Ohio 44240
yakshi@aol.com
ljgeerdesign@gmail.com
608-239-8375

Sincerely,

Wayne Jenson, Architect
Flad Architects

March 19, 2019

Re: Architectural and Design Review Submittal: Project Information
Submission Date: March 19, 2019
Flad Project Number: 19034-00

644 Science Drive
Madison, WI 53711
P 608 238-2661
F 608 238-6727
www.Flad.com

Project Name

Promega Component Manufacturing Center (CMC)

Location

Sub-Zero Parkway, Fitchburg, Wisconsin

Zoning

I-G General Industrial

Construction Schedule

Promega would like to begin work on site May 2019 with anticipated completion date of May 2021.

Project Description

The facility is planned for the manufacturing of Promega's intermediate and final compound products. Large and kilo scale suites are planned for the manufacturing of products.

The facility arrangement is organized with the main building extending the length of the facility with a primary circulation corridor and building support uses connecting all areas of the facility. 3 wings extend from the main building. The west wing provides main mechanical and process utility services for the facility, the center and eastern wings are the primary manufacturing suites. The main building has loading dock and warehouse functions on the west, manufacturing building support uses in the center and the main building entrance and office uses on the east. The facility is constructed on two Levels. The manufacturing, warehouse and manufacturing support uses are all on Level 1. Primarily mechanical and process building services are on Level 2 with some office support uses between the manufacturing wings with the main office areas to the east.

The building is located south of Sub-Zero Parkway directly west of a large storm water retention basin. The building is organized to take advantage of the views across the retention areas at the main reception and office areas. The building entrance and a secondary circulation corridor and warehouse area face Sub-Zero Parkway. The manufacturing areas will not be directly visible from Sub-Zero Parkway. The main manufacturing areas are located to the south. Mechanical services are either enclosed or screened and located away from the Sub-Zero Parkway. Mechanical services extending above the roof will be exhaust stacks on the south side of the building.



The building is planned with shelled space for future expansion and site expansion areas for future growth of the manufacturing wings and warehouse areas. The building area calculations indicate proposed and future growth.

Building Information

Building Area: 158,276 Gross Square Feet

	<u>Manuf/Ind</u>	<u>Warehouse</u>	<u>Mechanical</u>	<u>Business/Office</u>	<u>Total</u>
Level 1	60666	14660	14072	13902	103300
<u>Level 2</u>	<u>-</u>	<u>-</u>	<u>45926</u>	<u>9050</u>	<u>54976</u>
Total	60666	14660	59998	22952	158276
Future	<u>13996</u>	<u>3592</u>	<u>-</u>	<u>-</u>	<u>17588</u>
Total	74662	18252	59998	22952	175864

Building Construction Types: The new facility will consist of three buildings separated by fire walls. Building 1 Construction Type IV, Buildings 2 and 3 Construction Type IB. The building will be primarily of protected steel construction with a small heavy timber section of framing at the east office area.

Exterior Design: The building exterior is planned with a combination of colored ground face concrete masonry units, metal panel, metal siding, precast concrete and aluminum curtain wall systems. A double-glazed curtainwall system is proposed for the building east side office area. The building will have a flat membrane roof system.

Fire Suppression System: The building is designed with a complete fire sprinkler protection system. Standpipes and site fire hydrants will be provided per the City of Fitchburg requirements and to be reviewed with the Fire Marshal.

Site Information

Refer to Civil Site Plan Sheet C120, Site Information for zoning requirement information.

Vehicular and Pedestrian Access: Automobile and truck access is off Sub-Zero Parkway. A fire access lane is provided around the entire building. A loading dock with Semi-trailer truck access, and step van platform will be accessed from west drive entrance off Sub-Zero Parkway. Tanker truck access will also be provided off this drive for removal of manufacturing waste between west and middle wings. A pedestrian walkway is provided from Sub-Zero Parkway side walk to main building entrance. The site is generally flat around entire building area and all walkways and drives will have flat and accessible entrance approaches.



Storm Water Design: The Promega CMC building is located within the North Stoner Prairie Neighborhood (NSPN). The NSPN plan requires stormwater management treatment above and beyond the requirements of Chapter 30 of Fitchburg's ordinances. Specifically, the NSPN plan requires 100% stay-on (volume reduction) while the ordinance requires 90% stay-on. The stormwater management plan for the CMC building will meet ordinance and neighborhood plan requirements by providing a wet detention pond for peak rate and sediment control and bioretention/infiltration areas and stormwater reuse to meet the stay-on. The CMC building will significantly reduce the stormwater volume by pumping stormwater out of the wet pond to reuse in the cooling towers.

Parking and Bike Storage Information

Approval for parking is requested to be based on the employee and visitor anticipated occupancy counts. The project is providing space for land banking for future growth. Anticipated employee and visitor occupancy will be 30 persons and planned growth to approximately 50 persons.

Parking Stalls Provided: 38 front area and 6 rear Area, 44 total stalls

Stall Types Provided: Regular 41, Accessible 3

(Future land banked stalls 38 = 82 total stalls)

Parking calculated per City of Fitchburg Parking Requirements and Driveway Standards. (July 2010)

	Gross SF	Stall/SF	Total
Office	22952	1/300	77
Manufacturing	60666	1.5/1000	91
<u>Warehouse</u>	<u>14660</u>	<u>.75/1000</u>	<u>11</u>
Total			179 Parking Stalls

Bike Storage: A covered bike storage area has been provided next to main building entrance. Bike storage areas provided.

Bike stalls provided: 10 Stalls



COMPONENT MANUFACTURING CENTER



Site Key Plan - Location Plan

Owner

2800 WOODS HOLLOW ROAD
FITCHBURG, WI 53711
608-274-4330
www.promega.com

Client Logo

**SUB-ZERO PARKWAY
FITCHBURG, WI**

Project Location

Description of Package

ARCHITECTURE AND DESIGN REVIEW

Date

03/19/2019

Flad Project Number

19034-00



SHEET INDEX - CIVIL		
SHEET NUMBER	SHEET NAME	01-07-2019 - SCHEMATIC DESIGN 03-19-2019 - ADR SUBMITTAL
C110	EXISTING CONDITIONS	X X
C120	CIVIL SITE PLAN	X X
C130	EROSION CONTROL PLAN	X X
C131	GRADING PLAN	X X
C140	UTILITY PLAN	X X
C330	ROADWAY PROFILES	X X
C501	CIVIL DETAILS	X X
C502	CIVIL DETAILS	X X
C503	CIVIL DETAILS	X X
C504	CIVIL DETAILS	X X

SHEET INDEX - LANDSCAPE		
SHEET NUMBER	SHEET NAME	01-07-2019 - SCHEMATIC DESIGN 03-19-2019 - ADR SUBMITTAL
LS100	LANDSCAPE SITE PLAN	X
LS101	PLANTING PLAN	X
LS102	COURTYARD & PATIO PLANTING PLAN	X
LS103	NORTH COURTYARD PLANTING PLAN	X
LS200	LANDSCAPE LEGEND	X

SHEET INDEX - ARCHITECTURAL		
SHEET NUMBER	SHEET NAME	01-07-2019 - SCHEMATIC DESIGN 03-19-2019 - ADR SUBMITTAL
A-021.0	FLOOR PLAN - LEVEL 1 - OVERALL	X
A-022.0	FLOOR PLAN - LEVEL 2 - OVERALL	X
A-023.0	FLOOR PLAN - LEVEL ROOF - OVERALL	X
A-202	EXTERIOR ELEVATIONS - PRESENTATION	X
A-203	OVERALL EXTERIOR BUILDING - 3D VIEW	X X

SHEET INDEX - ELECTRICAL		
SHEET NUMBER	SHEET NAME	01-07-2019 - SCHEMATIC DESIGN 03-19-2019 - ADR SUBMITTAL
E01	ELECTRICAL SITE PLAN	X
E02	ELECTRICAL SITE PLAN - CALCULATIONS	X
E03	ELECTRICAL SITE LIGHTING - LUMINAIRE SCHEDULE & CUT SHEETS	X
E04	ELECTRICAL SITE LIGHTING - CUT SHEETS	X

Architect

Flad Architects

Flad & Associates, Inc.
644 Science Drive
Madison, WI 53711
Tel 608-238-2661
Fax 608-238-6727
www.flad.com

Civil Engineer



MONTGOMERY ASSOCIATES
119 South Main Street
Cottage Grove, WI 53527
608-839-422
www.ma-rs.org

Structural Engineer

Flad Structural Engineers

Flad & Associates, Inc.
644 Science Drive
Madison, WI 53711
Tel 608-238-2661
Fax 608-238-6727
www.flad.com

MEP Engineer



5802 Research Park Boulevard
Madison, WI 53719
608-236-1275
www.aeieng.com

Process Engineer



CLARK, RICHARDSON AND BISKUP
CONSULTING ENGINEERS, INC.
701 EMERSON ROAD
SUITE 500
ST. LOUIS, MO 63141
PHONE: 314-997-1515
FAX: 314-997-6117

Landscaping



Yakshi Landscape
LJ Geer Design

5280 Deer Trace Drive
Kent OH 44240
608-239-8375



Contractor



925 PARK AVENUE
PLAIN WI 53577
608-546-2411
www.kraemerbrothers.com

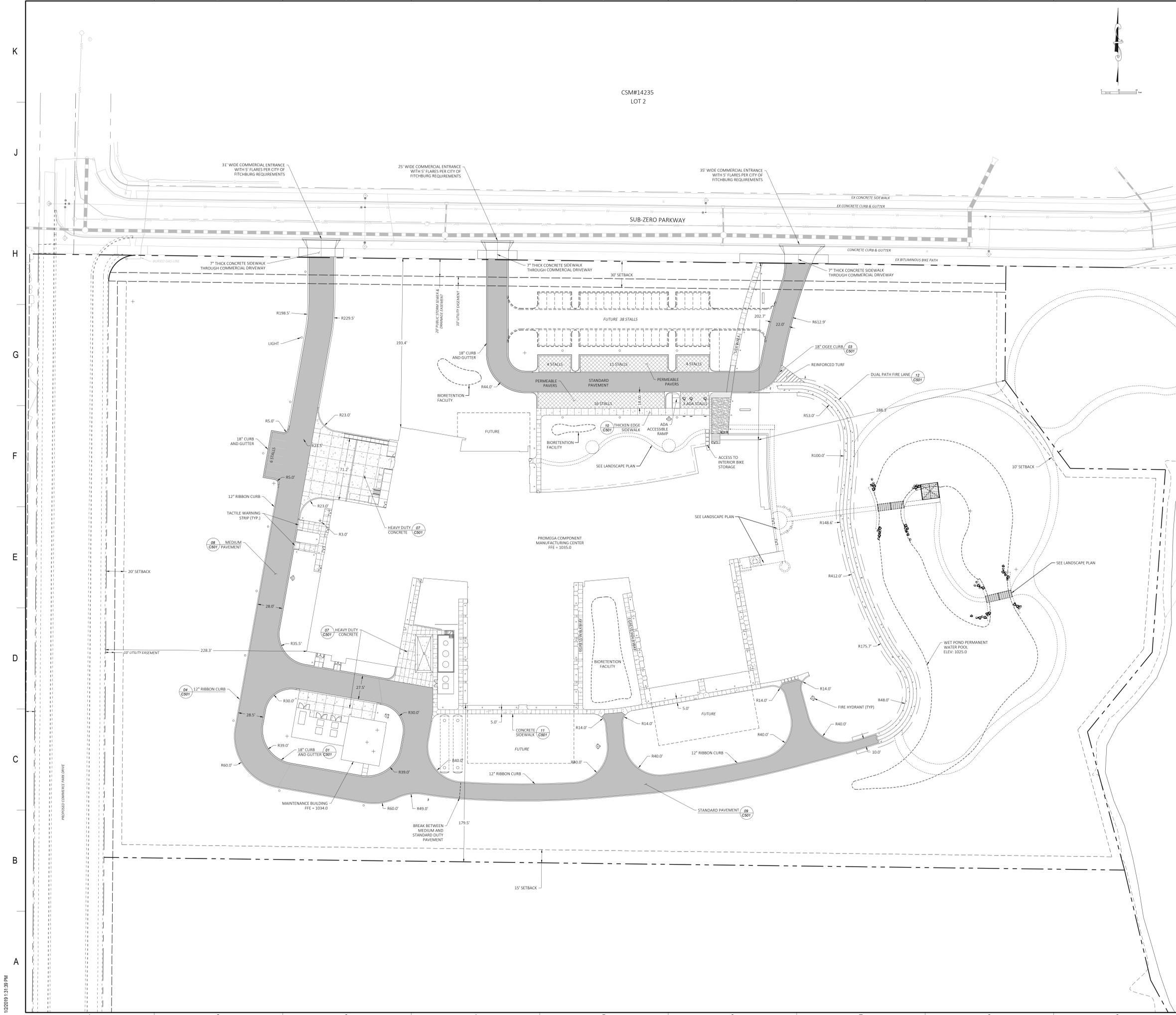
Stamps & Approvals

Project Regulatory Data

Project:	Component Manufacturing Center	Building Type:	Manufacturing Office
Location:	Fitchburg, Wisconsin	Sprinklers:	Fully Sprinklered
Owner:	Promega	Zoning:	I-G General Industrial District
Building Code:	2017 Wisconsin Building Code	Accessibility Requirements:	WBC Chapter 11, ICC/ANSI A117.1-09
Occupancy:	Group B, F-1, H	Governing Agency or Authority:	City of Fitchburg

Volume Index

See G-100 for Sheet Index



LEGEND

- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- LOT LINE
- EASEMENT LINE

SITE INFORMATION

SITE ADDRESS: SUB-ZERO PARKWAY
 LOT ACREAGE: 17.8 AC
 USE OF PROPERTY: INDUSTRIAL
 ZONING: GENERAL INDUSTRIAL

SETBACKS:
 FRONT YARD: 30 FT
 REAR YARD: 15 FT
 SIDE YARD: 10 FT
 SIDE YARD STREET: 20 FT

MAXIMUM LOT AREA COVERAGE: 70%
 MINIMUM OPEN SPACE REQUIRED: 10%
 EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.
 NEW IMPERVIOUS SURFACE AREA: 202,000 SQ.FT.
 FUTURE IMPERVIOUS SURFACE AREA: 26,610 SQ.FT.
 TOTAL PROPOSED IMPERVIOUS AREA: 228,610 SQ.FT.

PERCENT LOT IMPERVIOUS:
 EXISTING: 0%
 PROPOSED: 26.0%
 FUTURE: 29.5%

OPEN SPACE
 EXISTING: 100%
 PROPOSED: 72.7%
 FUTURE: 68.4%

TOTAL NUMBER OF PARKING STALLS: 44
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 3
 DISTURBANCE LIMITS: 1,246,600 SQ.FT.

- SITE PLAN NOTES**
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB EXCEPT AS NOTED.
 - ALL RADI ARE TO THE FACE OF CURB.
 - ALL CURB AND GUTTER AND SIDEWALK REPLACEMENT AS REQUIRED BY THE CITY OF FITCHBURG INSPECTOR WITHIN THE ROW SHALL BE INSTALLED PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
 - USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
 - PROVIDE SIDEWALK CONSTRUCTION JOINTS AT EVEN SPACING AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS IS TYPICAL IN CONCRETE CONSTRUCTION.

Flad Architects
Flad Structural ENGINEERS
AEI Affiliated Engineers
CONSULTING ENGINEERS, INC.
 MONTGOMERY ASSOCIATES
 Yakshi Landscape LJ Geer Design
 sparrow Native Landscaping

Stamps & Approvals

Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description
A	03/19/19	ADR SUBMITTAL



Promega
COMPONENT MANUFACTURING CENTER
 SUB-ZERO PARKWAY
 FITCHBURG, WI

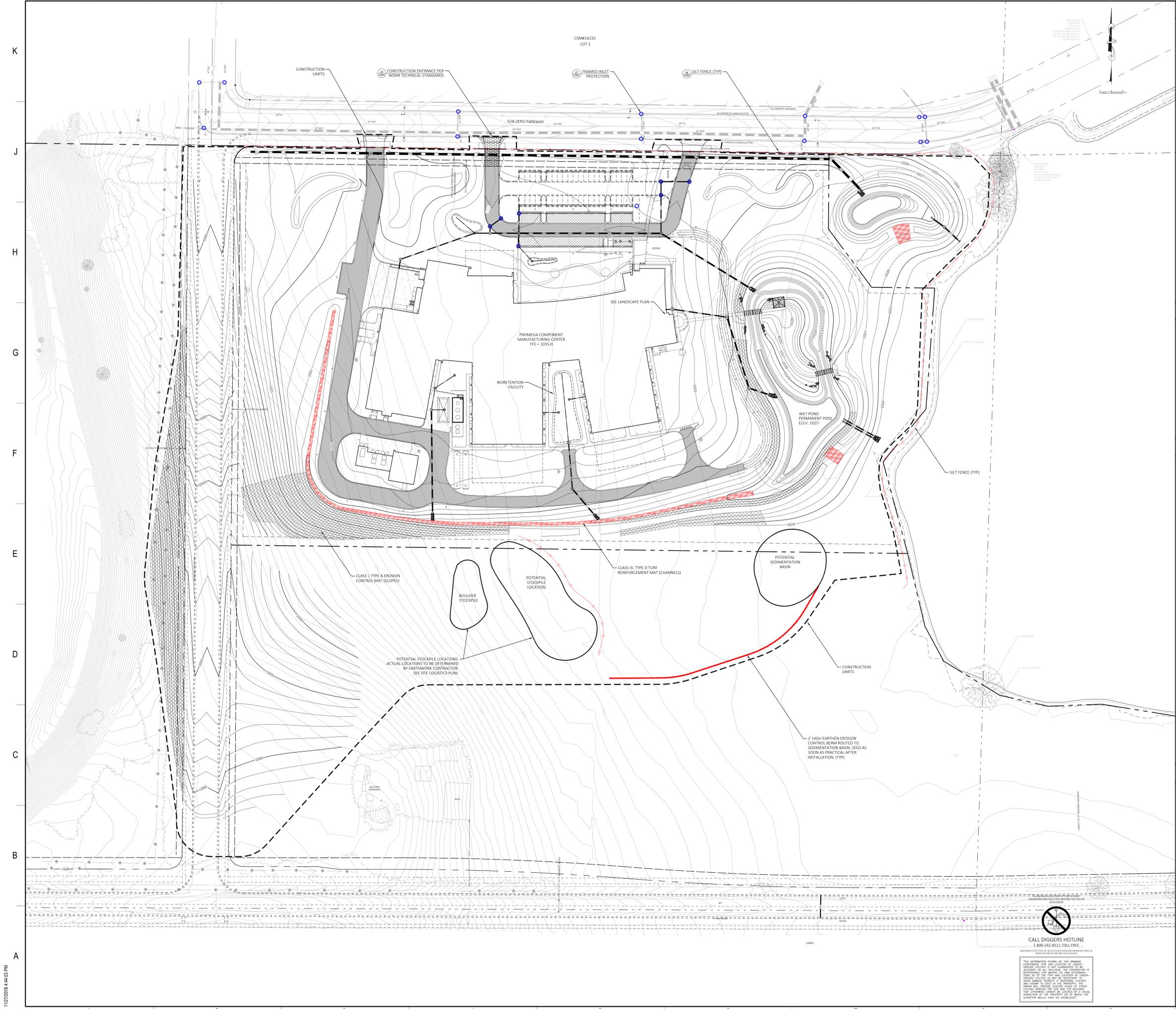
Project Phase ADR SUBMITTAL	
Date 03/19/2019	Drawn By MARS
Project Number 19034-00	Checked By MARS

Sheet Title
CIVIL SITE PLAN
 Sheet Number: **C120** Rev. No: **A**

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG, VISIT WWW.CITYOFFITCHBURG.WI.GOV

CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 WISCONSIN STATE UNIFORM CALL DIGGERS HOTLINE REGULATIONS THREE (3) HOURS BEFORE YOU DIG

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF UTILITIES BY OTHER MEANS. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER PROPERTY CAUSED BY THE USER'S FAILURE TO VERIFY THE LOCATION OF UTILITIES BEFORE CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER PROPERTY CAUSED BY THE USER'S FAILURE TO VERIFY THE LOCATION OF UTILITIES BEFORE CONSTRUCTION.



LEGEND

- EX MINOR CONTOURS
- EX MAJOR CONTOURS (5-FOOT)
- PRO MINOR CONTOURS
- PRO MAJOR CONTOURS (5-FOOT)
- SILT FENCE
- CLASS III, TYPE D TURF REINFORCEMENT MAT (TRM) SEE DETAIL 25/C601
- GRAVEL CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- STRUCTURE INLET PROTECTION
- STORM SEWER
- BUILDING EDGE
- EDGE OF PAVEMENT
- SIDEWALK
- LOT LINE
- EASEMENT LINE

- GENERAL NOTES**
- EXISTING CONDITIONS SHOWN ARE SURVEY PROVIDED BY BURSE SURVEYING AND ENGINEERING, INC. MONTGOMERY ASSOCIATES, RESOURCE SOLUTIONS, LLC TAKES NO RESPONSIBILITY FOR ACCURACY OF ANY EXISTING CONDITIONS ELEVATIONS OR BENCHMARKS.
 - ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 - NO SITE GRADING SHALL BE PERFORMED OUTSIDE OF THE SILT FENCE / GRADING LIMITS / PROPERTY LINE / EASEMENTS EXCEPT AS NOTED.
 - THIS PROJECT HAS BEEN DESIGNED AND MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ALL OF THE WORKS WARRANT PERMIT APPLICATION STANDARDS AND CITY OF FITCHBURG REQUIREMENTS.

- EROSION CONTROL NOTES**
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wis.gov).
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
 - ENGINEER / CITY OF FITCHBURG HAS THE RIGHT TO REQUIRE OWNER / CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
 - EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG REQUIREMENTS. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER.
 - DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1063.
 - ALL SLOPES EXCEEDING 20% (S-1) SHALL BE STABILIZED WITH A CLASS I, TYPE A EROSION MAT.
 - ALL SWALES SHALL BE STABILIZED WITH A CLASS I, TYPE B EROSION MAT.
 - DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
 - ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
 - SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
 - TRACKED SOIL FROM THE SITE TO STREETS SHALL BE REMOVED AT THE END OF EACH WORK
 - INLET PROTECTION TYPE D SHALL BE INSTALLED UPON INLET CONSTRUCTION.
 - INSTALL PERIMETER CONTROLS ON THE DOWNSLOPE SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN SEVEN (7) DAYS.
 - INSTALL TRM PER MANUFACTURER'S RECOMMENDATIONS.
 - AREAS WHERE TRM IS INSTALLED SHALL BE RESTORED WITH SEED AND TYPE II CLASS C EROSION MATTING.

- GRADING NOTES**
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
 - ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
- CONSTRUCTION SCHEDULE**
- BEGIN CONSTRUCTION, INSTALL ALL PERIMETER EROSION CONTROL DEVICES AS SHOWN.
 - SITE MASS GRADING.
 - UTILITY CONSTRUCTION.
 - FOOTING AND FOUNDATION CONSTRUCTION.
 - CONSTRUCT BUILDING
 - FINAL SITE GRADING, UTILITIES, AND RESTORATION

CALL DIGGERS HOTLINE
 1-800-368-5858 TOLL FREE
 WISCONSIN STATE SOILS AND WATER CONSERVATION SERVICE
 608-785-8617

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.

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Stamps & Approvals

Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description
A	03/19/19	ADR SUBMITTAL

Project Title

Promega

COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
 FITCHBURG, WI

Project Phase
 ADR SUBMITTAL

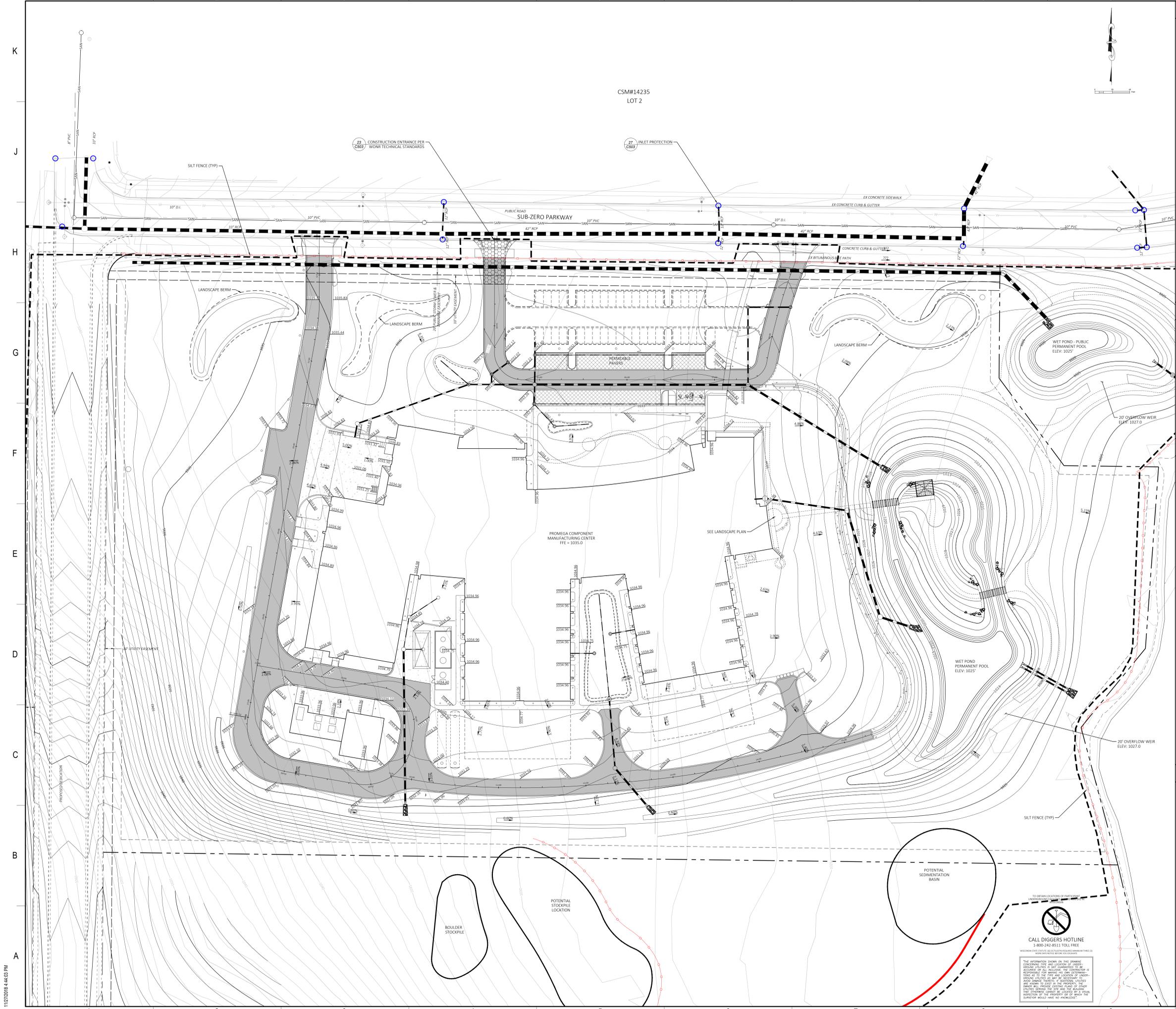
Date	Drawn By
03/19/2019	MARS
Project Number	Checked By
19034-00	MARS

Sheet Title

EROSION CONTROL PLAN

Sheet Number	Rev. No.
C130	A

11/07/2018 4:44:03 PM



LEGEND

- EX MINOR CONTOURS
- EX MAJOR CONTOURS (5-FOOT)
- PRO MINOR CONTOURS
- PRO MAJOR CONTOURS (5-FOOT)
- SILT FENCE
- CLASS II, TYPE D TURF REINFORCEMENT MAT (TRM) SEE DETAIL 25/C601
- GRAVEL CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- STRUCTURE INLET PROTECTION
- STORM SEWER
- BUILDING EDGE
- EDGE OF PAVEMENT
- SIDEWALK
- LOT LINE
- EASEMENT LINE

GENERAL NOTES

- EXISTING CONDITIONS SHOWN ARE SURVEY PROVIDED BY BURSE SURVEYING AND ENGINEERING, INC. MONTGOMERY ASSOCIATES-RESOURCE SOLUTIONS, LLC TAKES NO RESPONSIBILITY FOR ACCURACY OF ANY EXISTING CONDITIONS ELEVATIONS OR BENCHMARKS.
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- NO SITE GRADING SHALL BE PERFORMED OUTSIDE OF THE SILT FENCE / GRADING LIMITS / PROPERTY LINE / EASEMENTS EXCEPT AS NOTED.
- THIS PROJECT HAS BEEN DESIGNED AND MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ALL OF THE WORKS WARRANT PERMIT APPLICATION STANDARDS AND CITY OF FITCHBURG REQUIREMENTS.

EROSION CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (dnr.wi.gov).
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
- ENGINEER / CITY OF FITCHBURG HAS THE RIGHT TO REQUIRE OWNER / CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG REQUIREMENTS. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER.
- DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1063.
- ALL SLOPES EXCEEDING 20% (S-1) SHALL BE STABILIZED WITH A CLASS I, TYPE A EROSION MAT.
- ALL SWALES SHALL BE STABILIZED WITH A CLASS I, TYPE B EROSION MAT.
- DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
- SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
- TRACKED SOIL FROM THE SITE TO STREETS SHALL BE REMOVED AT THE END OF EACH WORK
- INLET PROTECTION TYPE D SHALL BE INSTALLED UPON INLET CONSTRUCTION.
- INSTALL PERIMETER CONTROLS ON THE DOWNSLOPE SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN SEVEN (7) DAYS.
- INSTALL TRM PER MANUFACTURER'S RECOMMENDATIONS.
- AREAS WHERE TRM IS INSTALLED SHALL BE RESTORED WITH SEED AND TYPE II CLASS C EROSION-MATting.

GRADING NOTES

- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.

CONSTRUCTION SCHEDULE

- BEGIN CONSTRUCTION. INSTALL ALL PERIMETER EROSION CONTROL DEVICES AS SHOWN.
- SITE MASS GRADING.
- UTILITY CONSTRUCTION.
- FOOTING AND FOUNDATION CONSTRUCTION.
- CONSTRUCT BUILDING
- FINAL SITE GRADING, UTILITIES, AND RESTORATION

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Project Key Plan

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Rev	Date	Description
A	03/19/19	ADR SUBMITTAL

Project Title

Promega

COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
FITCHBURG, WI

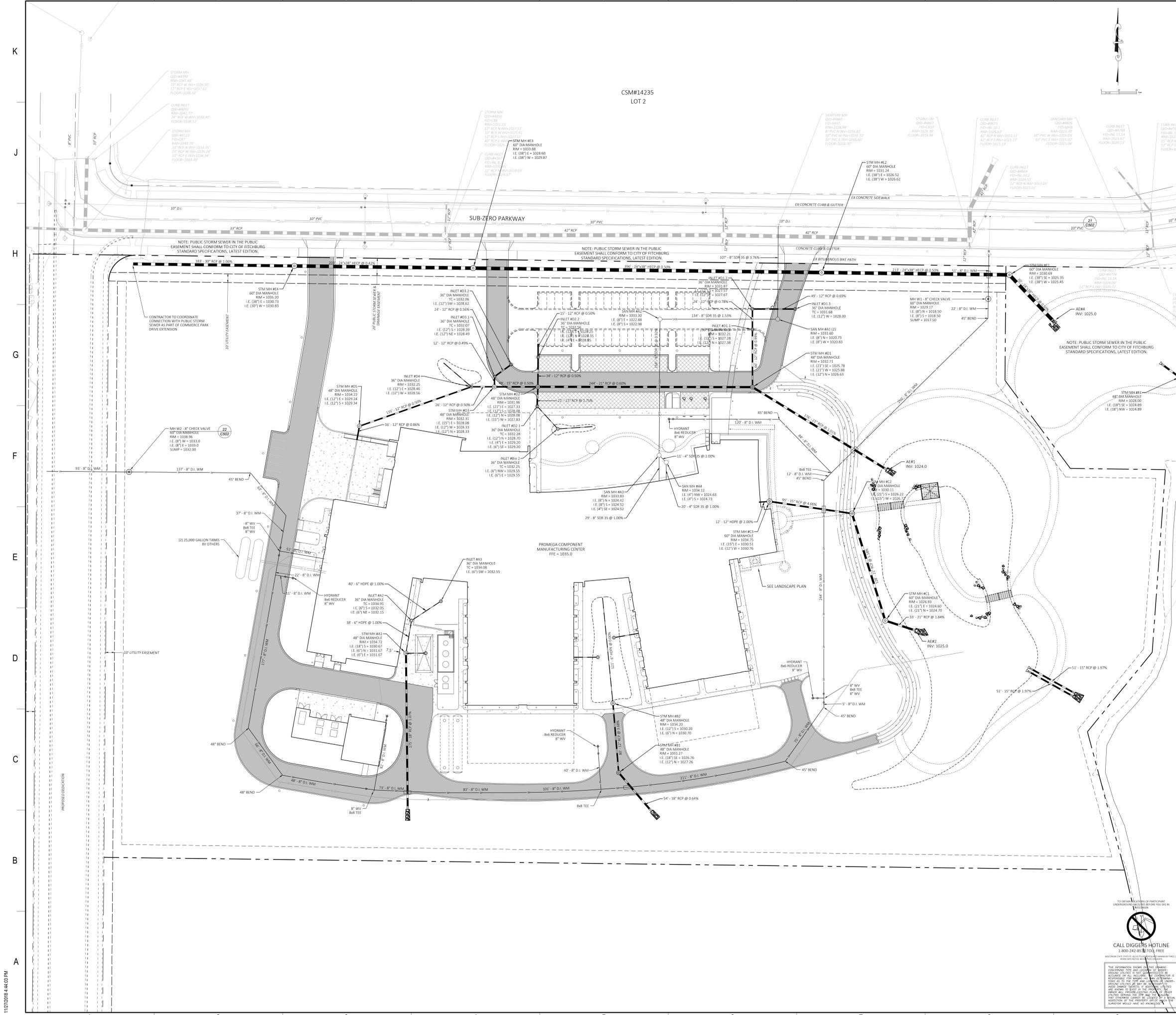
Project Phase
ADR SUBMITTAL

Date	Drawn By
03/19/2019	MARS
Project Number	Checked By
19034-00	MARS

Sheet Title
GRADING PLAN

Sheet Number	Rev. No.
C131	A

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LEGEND

- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- LOT LINE
- EASEMENT LINE

- ### GENERAL NOTES
- EXISTING CONDITIONS SHOWN ARE BASED ON A SITE SURVEY CONDUCTED BY BURSE SURVEYING AND ENGINEERING, INC.
 - ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS, AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG STANDARD SPECIFICATIONS - LATEST EDITION.
 - CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND AND EASEMENTS IF REQUIRED.
 - BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY. REFER TO FOUNDATION PLAN FOR DIMENSIONS.
 - MARS SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATION BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

- ### UTILITY PLAN NOTES
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
 - THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDOTS, AND WADOT.
 - THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
 - ALL WATER MAINS BETWEEN THE CITY'S WATER SYSTEM UP TO AND INCLUDING PRIVATE HYDRANTS AND LEADS SHALL BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - CONTRACTOR SHALL NOTIFY THE CITY OF FITCHBURG PUBLIC WORKS DEPARTMENT AT 270-4270 FOR OPERATION OF THESE VALVES 48 HOURS IN ADVANCE OF CONNECTION.
 - PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF THESE VALVES 48 HOURS IN ADVANCE OF CONNECTION.
 - MINIMUM 6" COVER OVER PRIVATE WATER MAINS BETWEEN PUBLIC MAINS, UP TO AND INCLUDING PRIVATE HYDRANTS.
 - SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COST INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.
 - ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-7.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS AND ALL OTHER PATCHING REQUIREMENTS OF THE CITY. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
 - IN ACCORDANCE WITH ACT 425 OF THE WISCONSIN LEGISLATURE, LOCATED IN SECTION 182.0715(2)(f) OF THE STATE STATUTES AND OTHER APPLICABLE REQUIREMENTS, ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCKING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
 - ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FRONT SLEEVE IN ACCORDANCE WITH SPS 382.35(5)(a) AND SPS 384.30(2)(c).
 - ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
 - OPEN PICKHOLES ARE PROHIBITED IN SANITARY MANHOLES.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
 - PARKING INLET STRUCTURES SHALL BE FURNISHED WITH OIL AND GREASE INSERTS.

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Project Key Plan

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Project Title

Rev	Date	Description
A	03/19/19	ADR SUBMITTAL

Project Phase

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19034-00

Sheet Title

CIVIL SITE UTILITY PLAN

Drawn By	MARS
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Sheet Number

C140

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SUB-ZERO PARKWAY
FITCHBURG, WI

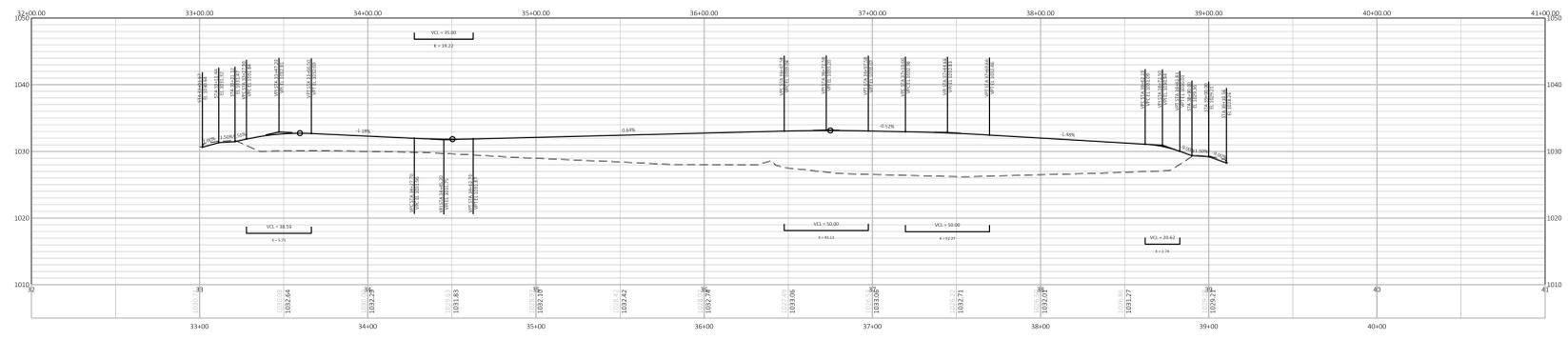
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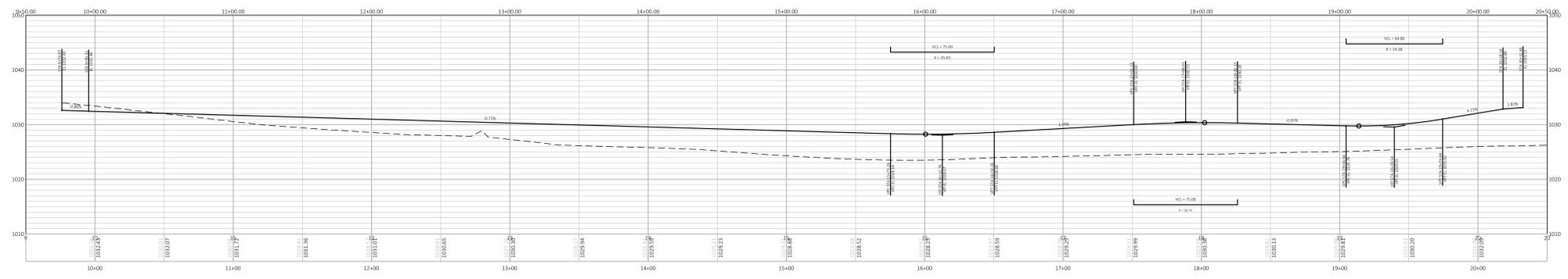
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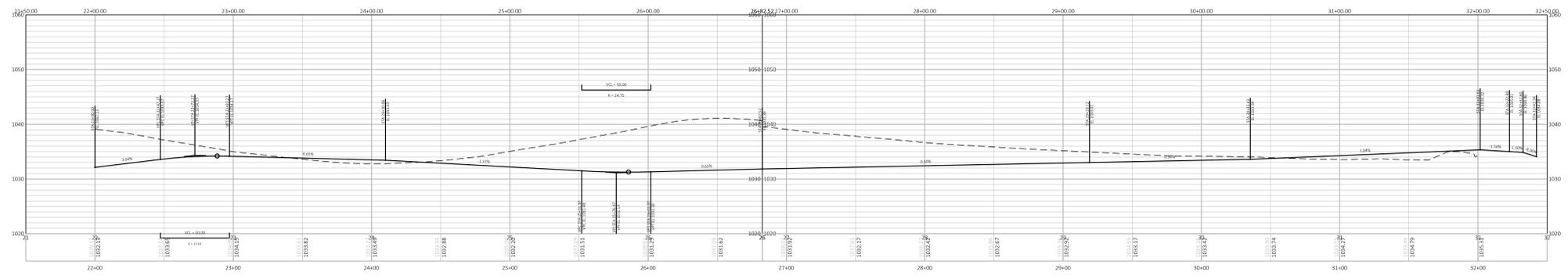
PARKING DRIVE PROFILE



EMERGENCY ACCESS DRIVE PROFILE



SERVICE DRIVE PROFILE



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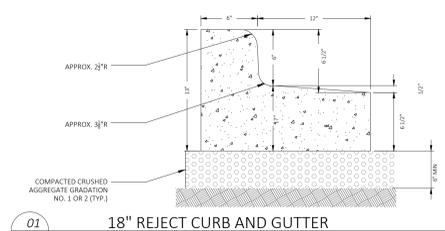
Project Phase
ADR SUBMITTAL

Date 03/19/2019	Drawn By MARS
Project Number 19034-00	Checked By MARS

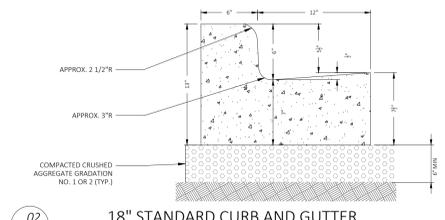
Sheet Title
ROAD PROFILES

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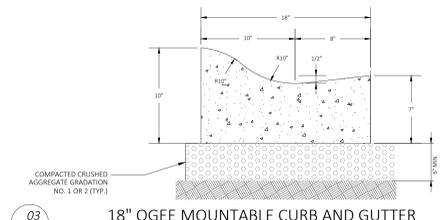
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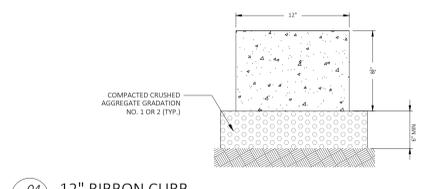
01 C501 18" REJECT CURB AND GUTTER



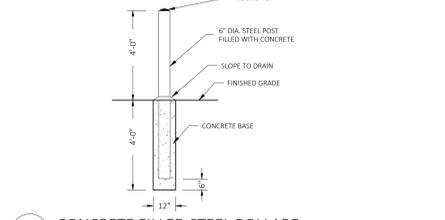
02 C501 18" STANDARD CURB AND GUTTER



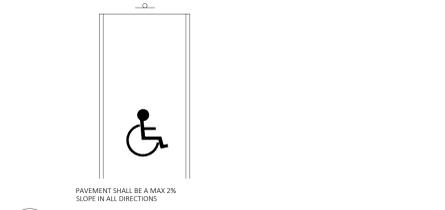
03 C501 18" OGEE MOUNTABLE CURB AND GUTTER



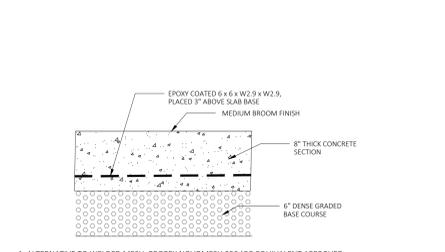
04 C501 12" RIBBON CURB



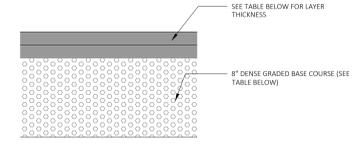
05 C501 CONCRETE FILLED STEEL BOLLARD



06 C501 ACCESSIBLE PARKING



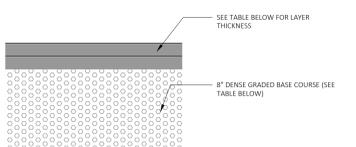
07 C501 HEAVY DUTY CONCRETE SECTION



MATERIAL	LAYER THICKNESS, IN.	WDOT SPECIFICATION
BITUMINOUS UPPER LAYER (SURFACE COURSE)	2	SECTION 460, TABLE 460-1, 9.5 mm
BITUMINOUS LOWER LAYER (BINDER COURSE)	2	SECTION 460, TABLE 460-1, 12.5 mm
DENSE GRADED BASE COURSE	10	SECTIONS 301 AND 305, 75 AND 31.5 mm
GEOTEXTILE	<0.1	TENSAR BIAXIAL GEOGRID (BX 1200) OR EQUIV.
TOTAL THICKNESS	14	

- NOTES:
1. WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
 2. COMPACTION REQUIREMENTS: BITUMINOUS CONCRETE: REFER TO SECTION 460.3 BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
 3. MIXTURE TYPE E-0.3 BITUMINOUS PAVEMENT IS RECOMMENDED; REFER TO SECTION 460 TABLE 460-2 OF THE STANDARD SPECIFICATIONS

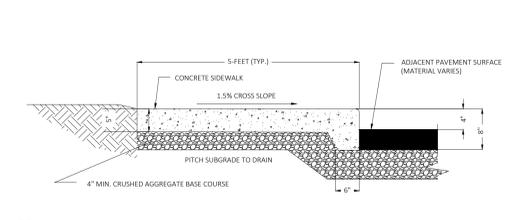
08 C501 MEDIUM PAVEMENT SECTION



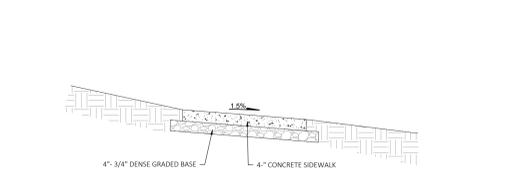
MATERIAL	LAYER THICKNESS, IN.	WDOT SPECIFICATION
BITUMINOUS UPPER LAYER (SURFACE COURSE)	2	SECTION 460, TABLE 460-1, 9.5 mm
BITUMINOUS LOWER LAYER (BINDER COURSE)	2	SECTION 460, TABLE 460-1, 12.5 mm
DENSE GRADED BASE COURSE	8	SECTIONS 301 AND 305, 75 AND 31.5 mm
TOTAL THICKNESS	12	

- NOTES:
1. WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
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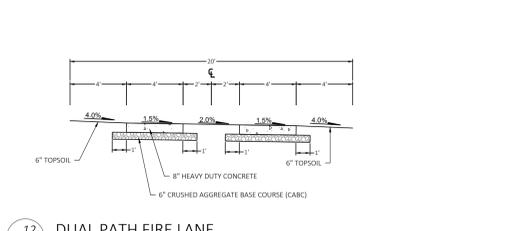
09 C501 STANDARD PAVEMENT SECTION



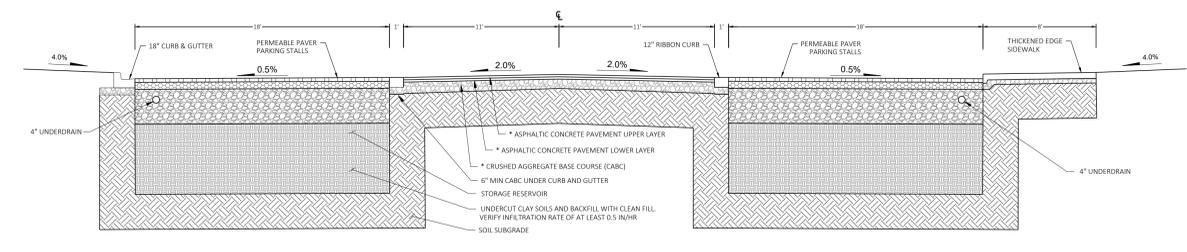
10 C501 THICKENED EDGE CONCRETE SIDEWALK



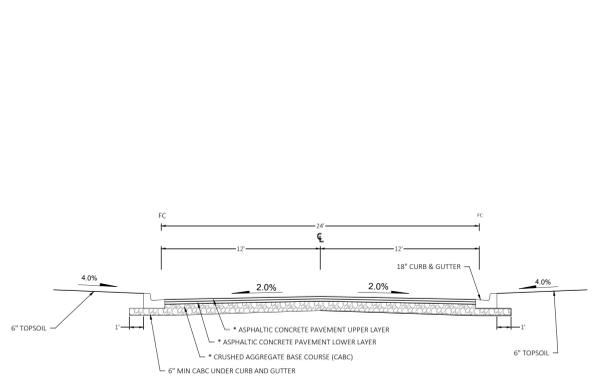
11 C501 CONCRETE SIDEWALK



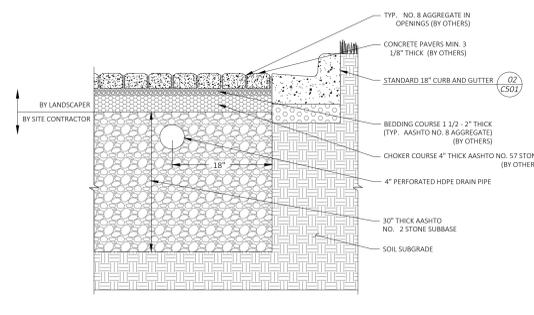
12 C501 DUAL PATH FIRE LANE



13 C501 PARKING DRIVE WITH PERMEABLE PAVER SECTION

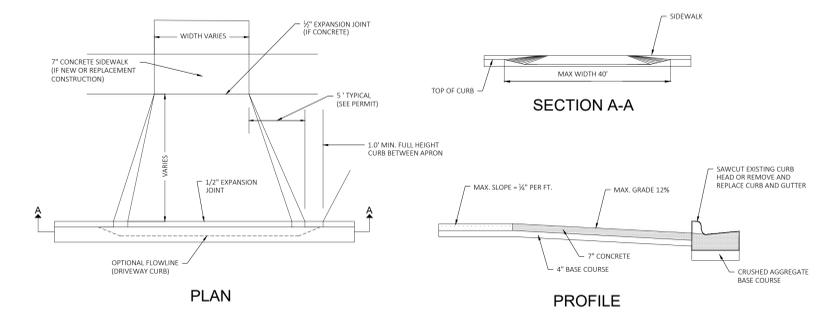


14 C501 PARKING DRIVE SECTION



- NOTES:
1. 3/8" THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
 2. AASHTO NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT IFCI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

15 C501 PERMEABLE PAVER SECTION 1



16 C501 COMMERCIAL DRIVE ENTRANCE

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Project Key Plan

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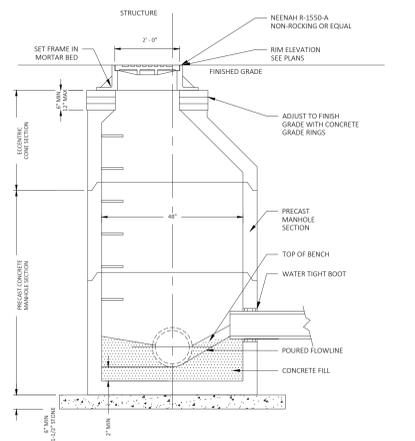
COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
FITZBURG, WI

Project Phase ADR SUBMITTAL	
Date 03/19/2019	Drawn By MARS
Project Number 19034-00	Checked By MARS

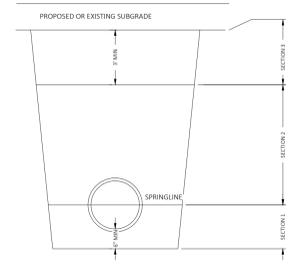
Sheet Title
CIVIL DETAILS

Sheet Number C501	Rev. No. A
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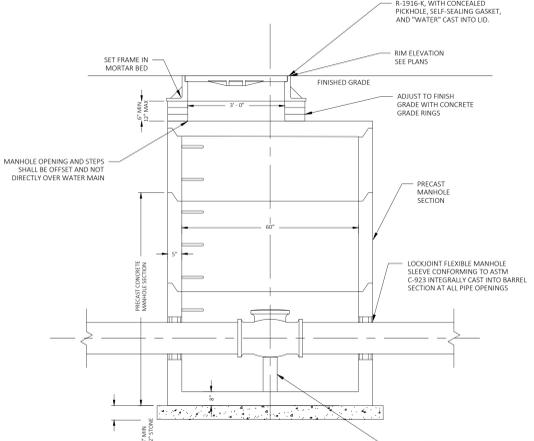
NOTES:
 1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478
 2. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
 3. USE MORTAR FOR PIPE CONNECTIONS EXCEPT THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS.
 4. ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.

17 C502 SANITARY MANHOLE

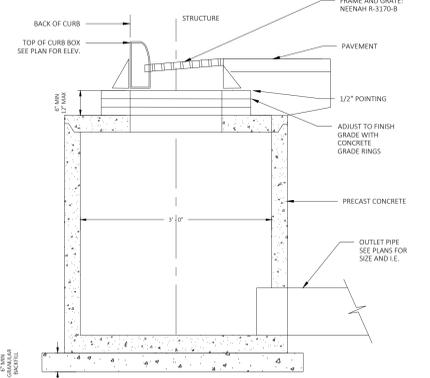


GRANULAR BACKFILL MATERIAL PER WDOT STANDARD SPECIFICATION SECTION 209
 GRANULAR BACKFILL PER WDOT STANDARD SPECIFICATION SECTION 209
 1 1/2" CLEAR WASHED STONE
 STANDARD TRENCH COMPACTION: ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" BEFORE COMPACTION UNLESS AUTHORIZED BY THE ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT. EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL MATERIAL.
 SECTION 1: MINIMUM COMPACTION 95% MAXIMUM DENSITY. COMPACTION OF BACKFILL WITH BOKAG OR HOE-PAC SHALL NOT BEGIN UNTIL THE DEPTH OF BACKFILL MATERIAL IS TWO (2) FEET ABOVE THE TOP OF THE PIPE.
 SECTION 2: MINIMUM COMPACTION 90% MAXIMUM DENSITY.
 SECTION 3: MINIMUM COMPACTION 95% MAXIMUM DENSITY.

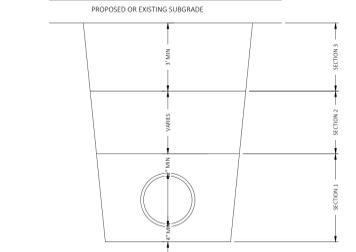
20 C502 STORM SEWER TRENCH



22 C502 CHECK VALVE MANHOLE

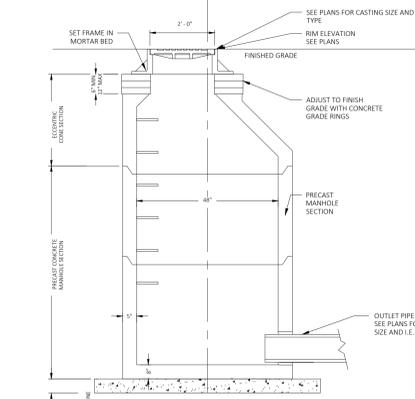


18 C502 STORM INLET



GRANULAR BACKFILL MATERIAL PER SPECIFICATIONS
 BACKFILL MATERIAL PER SPECIFICATIONS
 BEDDING/COVER PER SPECIFICATIONS
 STANDARD TRENCH COMPACTION: ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" BEFORE COMPACTION UNLESS AUTHORIZED BY THE ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT. EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL MATERIAL.
 SECTION 1: MECHANICALLY COMPACTED BEDDING AS REQUIRED BY THE SPECIFICATIONS. COMPACTION ACHIEVED WITH SMALLER PLATE COMPACTOR.
 SECTION 2: MINIMUM COMPACTION 90% MAXIMUM DENSITY. COMPACTION OF BACKFILL WITH BOKAG OR HOE-PAC SHALL NOT BEGIN UNTIL THE DEPTH OF BACKFILL MATERIAL IS TWO (2) FEET ABOVE THE TOP OF PIPE.
 SECTION 3: MINIMUM COMPACTION 95% MAXIMUM DENSITY.

21 C502 SANITARY SEWER AND WATER MAIN TRENCH



19 C502 CATCH BASIN

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Project Key Plan

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Rev	Date	Description
A	03/19/19	ADR SUBMITTAL



COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
 FITCHBURG, WI

Project Phase	
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03/19/2019	MARS
Project Number	Checked By
19034-00	MARS

Sheet Title
UTILITY DETAILS

Sheet Number	Rev. No.
C502	A

MATERIAL NOTES

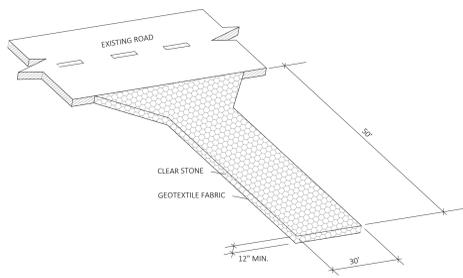
1. THE AGGREGATE FOR TRACKING PAD SHALL BE 3'-4" CLEAR STONE.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE HR GEOTEXTILE FABRIC.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDRN CONSERVATION PRACTICE STANDARD 1053.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. STONE TRACKING PAD SHALL BE USED AT ALL POINTS OF CONSTRUCTION EGRESS.
3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
4. SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR UNDER AND AROUND THEM USING CULVERTS OR OTHER PRACTICES.
5. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLES.
3. A MINIMUM 30 FEET WIDE BY 50 FEET LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES.
4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.



23 STONE TRACKING PAD

C503

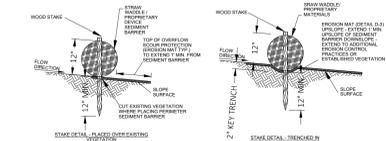
MATERIAL NOTES

1. PERIMETER SEDIMENT CONTROL PRACTICES SHALL CONSIST OF STRAW WATTLES OR PROPRIETARY MATERIALS.
2. EROSION MAT SHALL BE SELECTED AND INSTALLED PER THE REQUIREMENTS LISTED IN STANDARD DETAIL D2.
3. WOOD STAKES SHALL BE AIR OR KILN DRIED HICKORY OR OAK WITH THE FOLLOWING DIMENSIONS:
1 1/2" x 1 1/2" x REQUIRED LENGTH

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF APPLICABLE WDRN CONSERVATION PRACTICE STANDARDS.
2. PROPRIETARY MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. WHEN JOINTS ARE NECESSARY, OVERLAP AND SECURE TO MINIMIZE POTENTIAL FOR CONCENTRATED FLOW.
4. INSTALL ALL PERIMETER SEDIMENT CONTROL PRACTICES SUCH THAT THE ENDS INTO THE SLOPE TO PREVENT EROSION FROM CONCENTRATED FLOW AROUND THE ENDS.
5. PERIMETER SEDIMENT CONTROL PRACTICES SHOULD BE USED IN CONJUNCTION WITH PERMANENT RESTORATION PRACTICES.
6. WHEN NOT USED IN CONJUNCTION WITH OTHER PRACTICES, INSTALL PERIMETER SEDIMENT CONTROL PRACTICES PER THE SPACING REQUIREMENTS (DISTANCE BETWEEN ROWS) NOTED IN THE FOLLOWING TABLE.

SLOPE	SPACING
0% - 5%	10 FEET
5% - 10%	15 FEET
10% - 15%	20 FEET



24 SILT SOCK

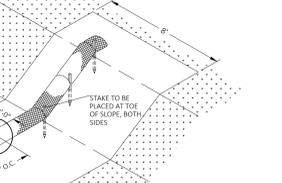
C503

MATERIAL NOTES

1. DITCH CHECKS SHALL BE CONSTRUCTED OF APPROVED MATERIALS LISTED IN WISCONSIN DEPARTMENT OF TRANSPORTATION EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) FOR TEMPORARY DITCH CHECKS.
2. EROSION MAT SHALL BE SELECTED AND INSTALLED PER THE REQUIREMENTS LISTED IN DETAIL D-7.
3. WOOD STAKES SHALL MEET THE FOLLOWING REQUIREMENTS:
FOR 12" SEDIMENT LOSS: 1 1/2" x 1 1/2" x 30" AIR OR KILN DRIED HICKORY OR OAK STAKES
FOR 20" SEDIMENT LOSS: 1 1/2" x 1 1/2" x 48" AIR OR KILN DRIED HICKORY OR OAK STAKES

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDRN CONSERVATION PRACTICE STANDARD 1053.
2. PROPRIETARY DITCH CHECKS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. DITCH CHECK SHALL BE INSTALLED SUCH THAT ENDS ARE HIGHER THAN THE CENTER CREATING A STABLE OVERFLOW POINT. ENDS SHOULD BE A MINIMUM OF 6" HIGHER THAN THE EXPECTED DESIGN WATER LEVEL.
4. DITCH CHECKS SHOULD BE INSTALLED SUCH THAT ADJOINING PROPERTY IS NOT NEGATIVELY IMPACTED.
5. DITCH CHECKS SHOULD BE USED IN CONJUNCTION WITH OTHER PERMANENT RESTORATION PRACTICES.



25 DITCH CHECK

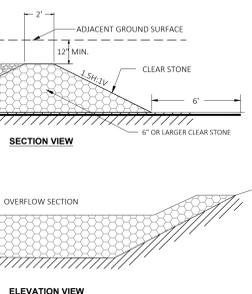
C503

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FOR 12" SEDIMENT LOSS: 1 1/2" x 1 1/2" x 30" AIR OR KILN DRIED HICKORY OR OAK STAKES
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INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDRN CONSERVATION PRACTICE STANDARD 1053.
2. PROPRIETARY DITCH CHECKS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. DITCH CHECK SHALL BE INSTALLED SUCH THAT ENDS ARE HIGHER THAN THE CENTER CREATING A STABLE OVERFLOW POINT. ENDS SHOULD BE A MINIMUM OF 6" HIGHER THAN THE EXPECTED DESIGN WATER LEVEL.
4. DITCH CHECKS SHOULD BE INSTALLED SUCH THAT ADJOINING PROPERTY IS NOT NEGATIVELY IMPACTED.
5. DITCH CHECKS SHOULD BE USED IN CONJUNCTION WITH OTHER PERMANENT RESTORATION PRACTICES.



MATERIAL NOTES

1. DITCH CHECK SHALL BE CONSTRUCTED USING 6" OR LARGER CLEAR STONE.

INSTALLATION NOTES

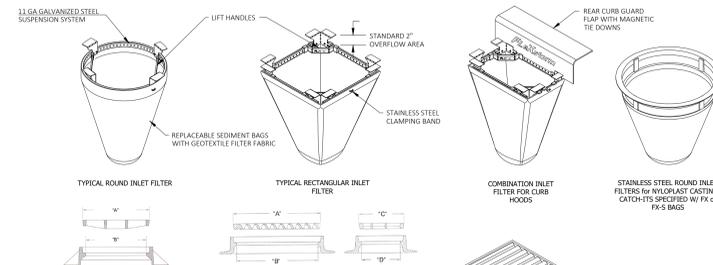
1. DITCH CHECK SHALL BE INSTALLED SUCH THAT ENDS ARE HIGHER THAN THE CENTER CREATING A STABLE OVERFLOW POINT. ENDS SHOULD BE A MINIMUM OF 6" HIGHER THAN THE EXPECTED DESIGN WATER LEVEL.

26 ROCK CHECK DAM

C503

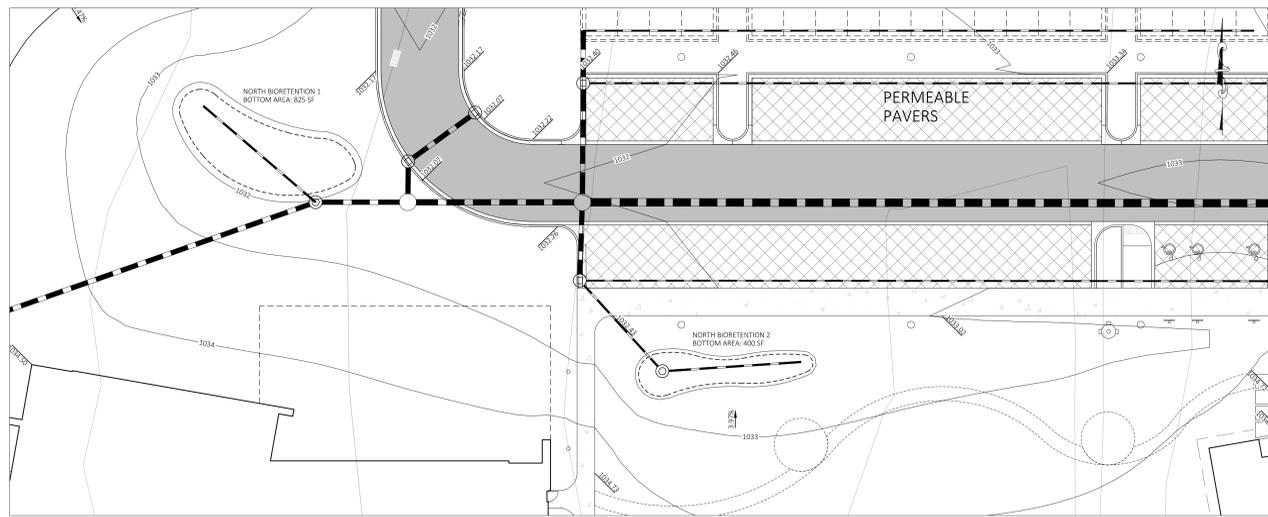
MATERIAL NOTES

1. PERIMETER SEDIMENT CONTROL PRACTICES SHALL CONSIST OF STRAW WATTLES OR PROPRIETARY MATERIALS.
2. EROSION MAT SHALL BE SELECTED AND INSTALLED PER THE REQUIREMENTS LISTED IN STANDARD DETAIL D2.
3. WOOD STAKES SHALL BE AIR OR KILN DRIED HICKORY OR OAK WITH THE FOLLOWING DIMENSIONS:
1 1/2" x 1 1/2" x REQUIRED LENGTH

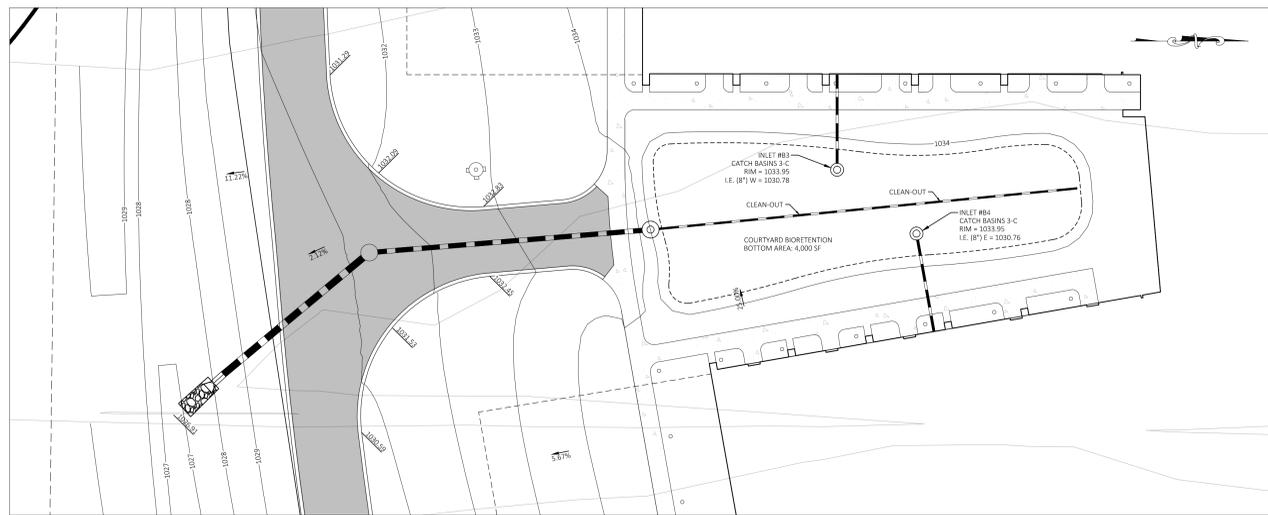


1. IDENTIFY YOUR FRAME STYLE AND SIZE

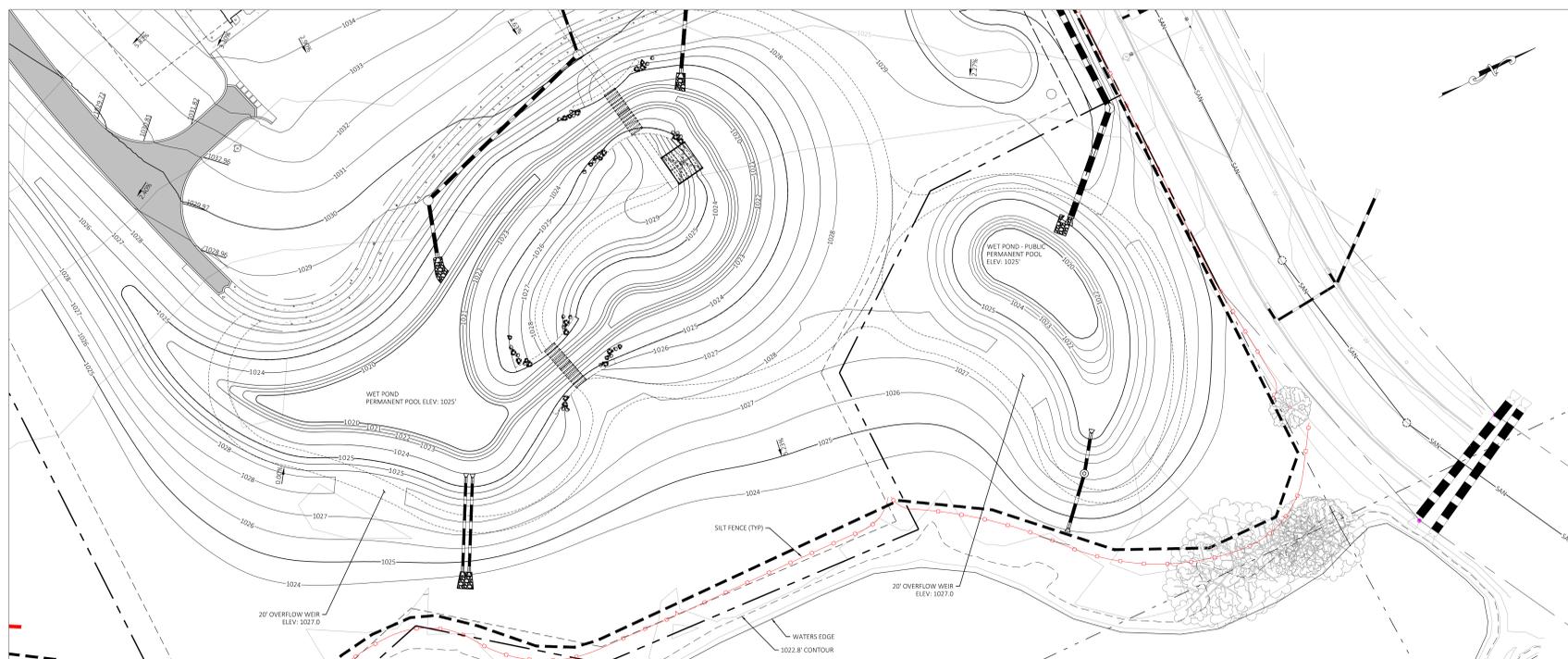
STYLE	FRAME STYLE AND SIZE	Frame P/N
ROUND	Small Round (up to 20" dia grates) (A) 4mm	02MRD
	Med Round (21" - 24" dia grates) (A) up to 20" dia openings (B)	02MRB
	Large Round (25" - 30" dia grates) (A) up to 30" dia openings (B)	02MRD
	Med Rect / Square (up to 18" (B) x 18" (D) openings or 60" perimeter)	02SRD
	Large Rect / Square (up to 24" (B) x 24" (D) openings or 90" perimeter)	02SRB
	Med Rect / Square (up to 18" (B) x 24" (D) openings or 78" perimeter)	02SRB
	Small Rect / Square (up to 12" (B) x 12" (D) openings or 30" perimeter)	02SRD
	Med Rect / Square (up to 18" (B) x 24" (D) openings or 78" perimeter)	02SRB
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	Med Rect / Square (up to 18" (B) x 24" (D) openings or 7	



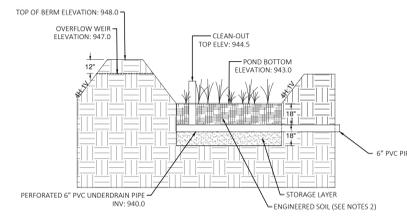
31 NORTH BIORETENTION FACILITIES GRADING DETAILS 1" = 20'



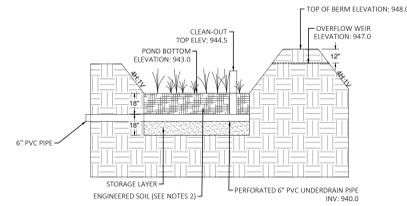
32 COURTYARD BIORETENTION FACILITY GRADING DETAIL 1" = 20'



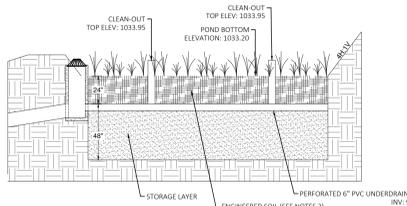
33 WET DETENTION POND GRADING DETAILS 1" = 30'



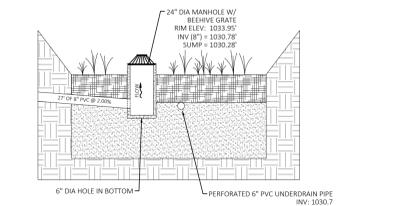
34 NORTH BIORETENTION FACILITY 1 N.T.S.



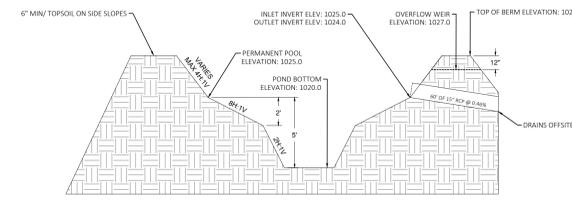
35 NORTH BIORETENTION FACILITY 2 N.T.S.



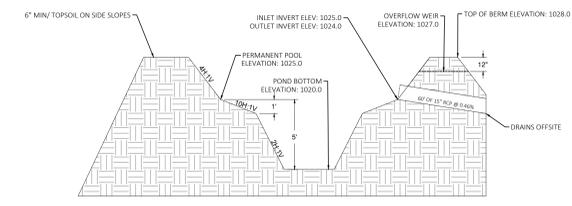
36 COURTYARD BIORETENTION FACILITY N.T.S.



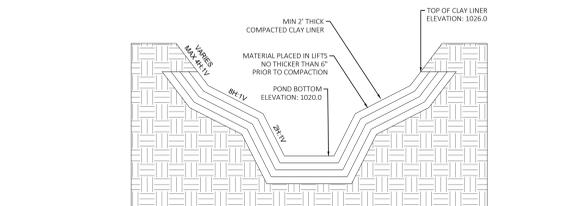
37 COURTYARD BIORETENTION SECTION N.T.S.



38 WET DETENTION POND N.T.S.



39 PUBLIC WET DETENTION POND N.T.S.



40 COMPACTED CLAY LINER SECTION N.T.S.

STORMWATER NOTES

- BIORETENTION FACILITIES MAY ACT AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
- GRADE FACILITY TO BOTTOM OF ENGINEERED SOIL MIX PROVIDING A 3" DEEP SEDIMENT STORAGE SUMP DURING CONSTRUCTION.
- AFTER PLAT INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND LOTS AND TERRACES ARE RESTORED, REMOVE ACCUMULATED SEDIMENT AND EXCAVATE TO BOTTOM OF PEA GRAVEL LAYER.
- INSTALL PEA GRAVEL, UNDERDRAIN, ENGINEERED SOIL MIX, AND RESTORE W/ PLUGS
- ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST. COMPOST SHALL BE CERTIFIED ACCORDING TO WQHR SPECIFICATION 500. ENGINEER SHALL APPROVE MATERIAL SOURCE PRIOR TO INSTALLATION.
- CONSTRUCTION METHODS SHALL FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1004.
- FILTER FABRIC SHALL BE INSTALLED OVER THE UNDERDRAIN PIPE AND SHALL NOT EXTEND MORE THAN TWO FEET FROM EITHER SIDE OF THE PIPE.
- ENGINEERED SOIL SHALL BE PRE-MIXED PRIOR TO PLACEMENT AND THE MOISTURE CONTENT SHALL BE LOW TO AVOID COMPACTION AND CLUMPING. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12-INCHES IN DEPTH. ENGINEERED SOIL CAN BE CAREFULLY TAPPED WITH A BUCKET OR SIMILAR METHOD TO PROVIDE FIRM SURFACE FOR SEEDING BUT COMPACTION WITH HEAVY EQUIPMENT OR VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED.
- FINISHED BIORETENTION SURFACE SHALL BE LEVEL WITHIN ±0.1 FEET.
- BIORETENTION AREAS ARE TO BE PLANTED ACCORDING TO THE LANDSCAPE PLAN.
- IF AT ANY TIME DURING CONSTRUCTION OF THE BIORETENTION AREA, THE CONTRACTOR COMPACTS THE BIORETENTION AREA BEYOND THE ENGINEER'S SPECIFICATION, THE CONTRACTOR SHALL REWORK, REPLACE, AND/OR REPAIR THE INFILTRATION AREA TO THE ENGINEER'S APPROVAL.
- WET DETENTION PONDS SHALL BE SEEDDED ACCORDING TO THE LANDSCAPE PLANS.
- CLAY LINER CRITERIA
 - 50% FINES (200 SIEVE) OR MORE.
 - AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1 X 10⁻⁶ CM/SEC. OR LESS.
 - AVERAGE LIQUID LIMIT VALUE OF 16 OR GREATER, WITH NO VALUE LESS THAN 14.
 - AVERAGE PI OF 7 OR MORE WITH NO VALUES LESS THAN 5.
- CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN WISCONSIN CONSTRUCTION SPECIFICATION 204, EARTH FILL FOR WASTE STORAGE FACILITIES.
- MINIMUM THICKNESS OF TWO FEET.
- A CLAY LINER SHALL BE INSTALLED AS DESIGNATED ON THE DRAWINGS. THIS WORK SHALL CONSIST OF CONSTRUCTING AN IMPERMEABLE EARTH LAYER FOR THE INSIDE SLOPES AND THE BOTTOM OF THE EARTHEN BASIN TO THE THICKNESS SHOWN ON THE DRAWINGS. ONLY SOILS APPROVED BY THE TECHNICIAN WILL BE USED.
- THE LINER FILL SHALL BE PLACED IN LAYERS WITH A MAXIMUM THICKNESS OF 6 INCHES PRIOR TO COMPACTION. THE LINER MATERIAL SHALL BE DISKED OR WORKED IN SUCH A MANNER AS TO OBTAIN A MAXIMUM CLOSURE SIZE OF 4 INCHES PRIOR TO COMPACTION. EACH LAYER SHALL BE COMPACTED BY A MINIMUM OF ONE PASS OVER THE ENTIRE SURFACE OF THE FILL BY A FULLY LOADED RUBBER-TIRED FRONT END LOADER OR SCRAPER OR A SHEEPSFOOT OR TAMPING ROLLER. SMOOTH DRUM ROLLERS ARE NOT SUITABLE FOR COMPACTION OF CLAY LINERS. OPERATION OF THE COMPACTION EQUIPMENT WILL BE CONTINUOUS OVER THE ENTIRE AREA DURING FILL OPERATIONS. ANY LINER AREA DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS WILL BE SCRAPED AND RECOMPACTED AS SPECIFIED.

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 Project Key Plan

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Rev	Date	Description
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COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
 FITCHBURG, WI

Project Phase ADR SUBMITTAL	
Date 03/19/2019	Drawn By MARS
Project Number 19034-00	Checked By MARS

Sheet Title
STORMWATER MANAGEMENT DETAILS

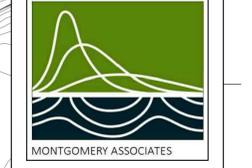
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COMPONENT MANUFACTURING CENTER

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FITCHBURG, WI

Project Phase ADR SUBMITTAL	
Date 03/19/2019	Drawn By LJP
Project Number 19034-00	Checked By LJP

Sheet Title
LANDSCAPE SITE PLAN

Sheet Number LS-100	Rev. No. A
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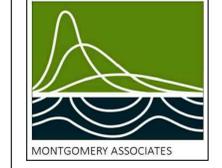
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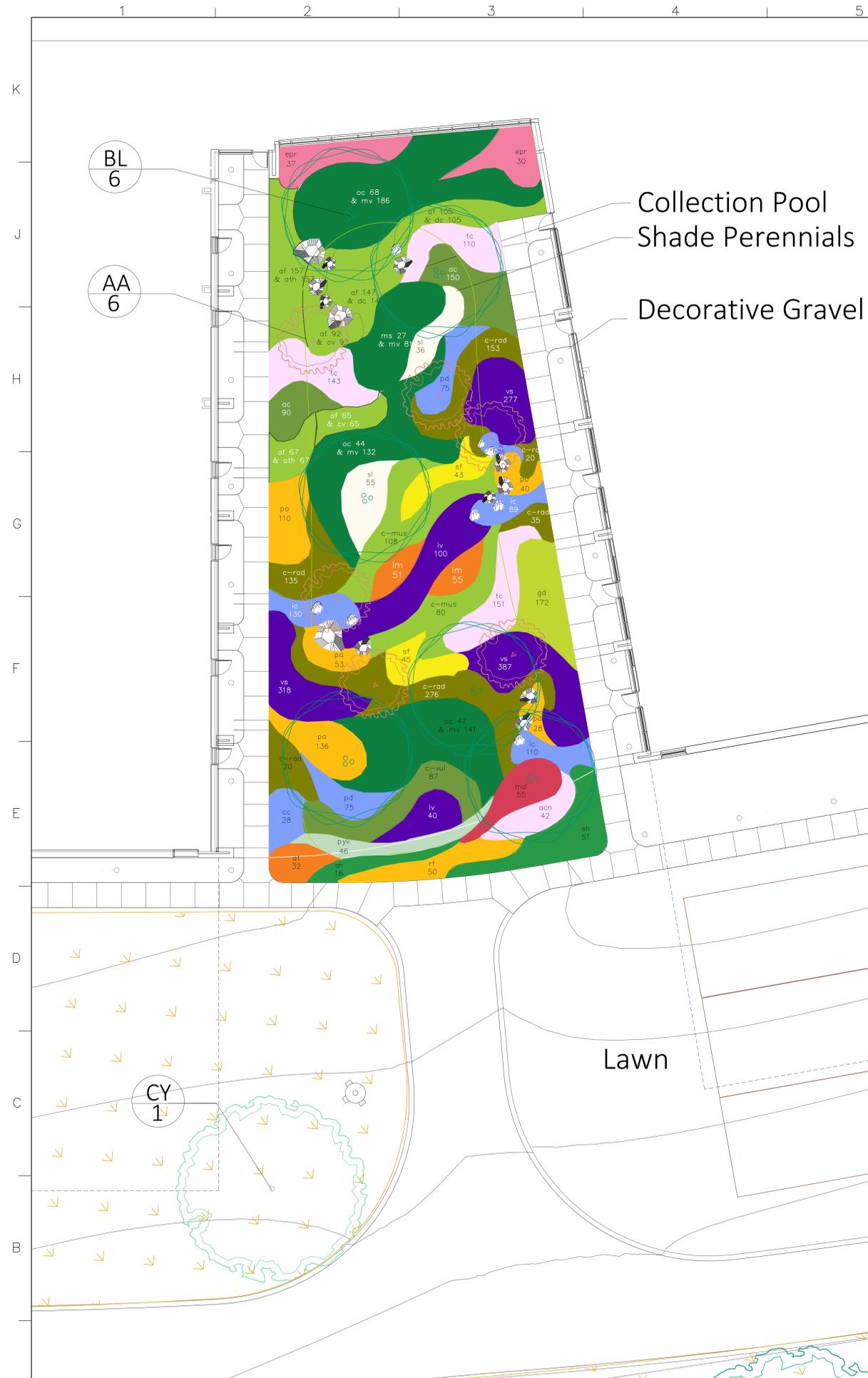
SUB-ZERO PARKWAY
FITCHBURG, WI

Project Phase ADR SUBMITTAL	
Date 03/19/19	Drawn By LJP
Project Number 19034-00	Checked By LJP

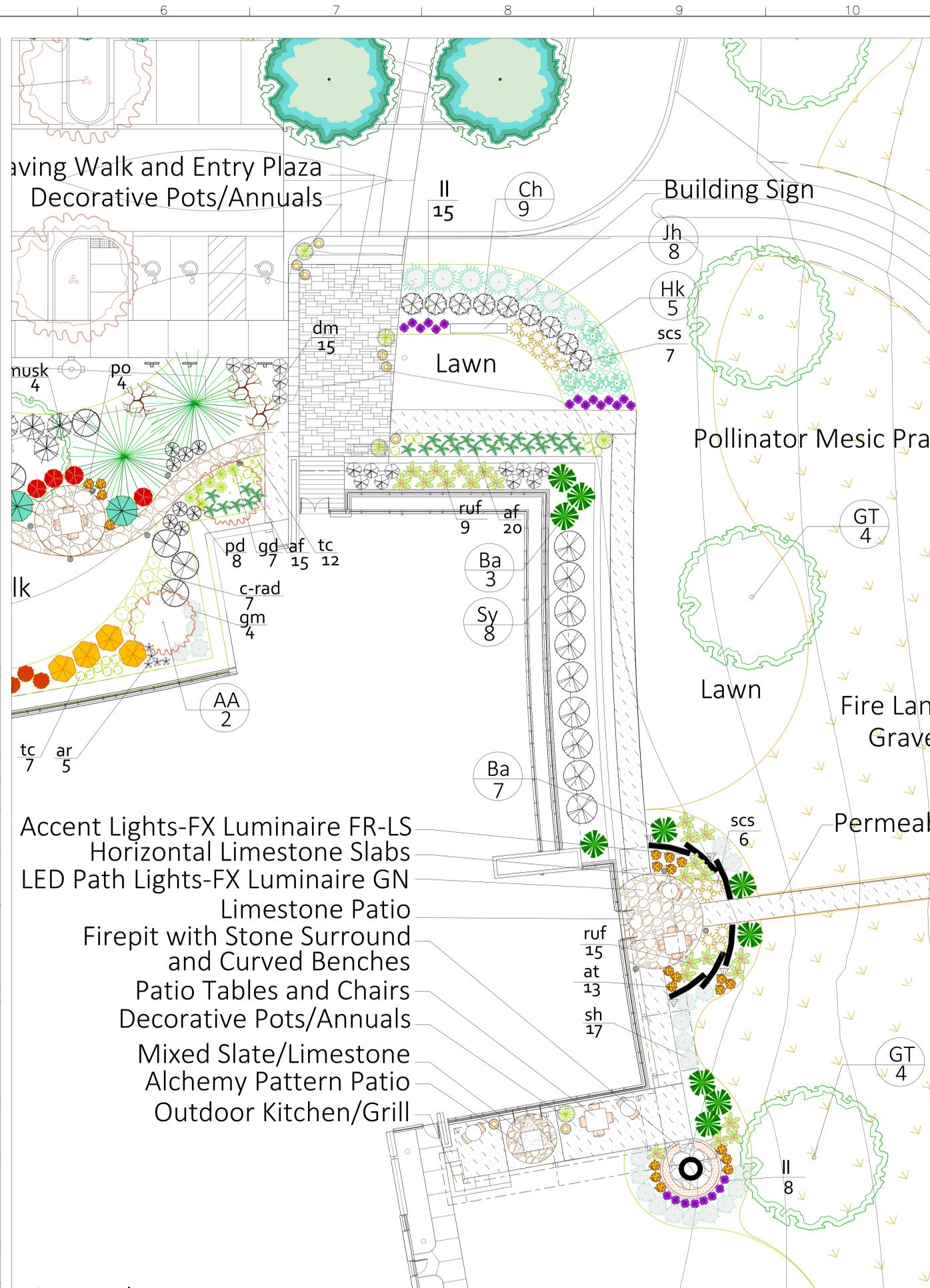
Sheet Title
PLANTING PLAN

Sheet Number LS-101	Rev. No. A
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COURTYARD PERENNIAL PLANTING PLAN
Scale: 1"= 10'-0"
NORTH



ALCHEMY PATIO PLANTING PLAN
Scale: 1"= 10'-0"
NORTH

Collection Pool
Shade Perennials
Decorative Gravel

Leaving Walk and Entry Plaza
Decorative Pots/Annuals

Accent Lights-FX Luminaire FR-LS
Horizontal Limestone Slabs
LED Path Lights-FX Luminaire GN
Limestone Patio
Firepit with Stone Surround
and Curved Benches
Patio Tables and Chairs
Decorative Pots/Annuals
Mixed Slate/Limestone
Alchemy Pattern Patio
Outdoor Kitchen/Grill

Building Sign

Lawn

Pollinator Mesic Prairie

Lawn

Fire Lane
Gravel

Permeable

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Promega

PROMEGA COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
FITCHBURG, WI

Date	Drawn By
03/19/2019	LJP

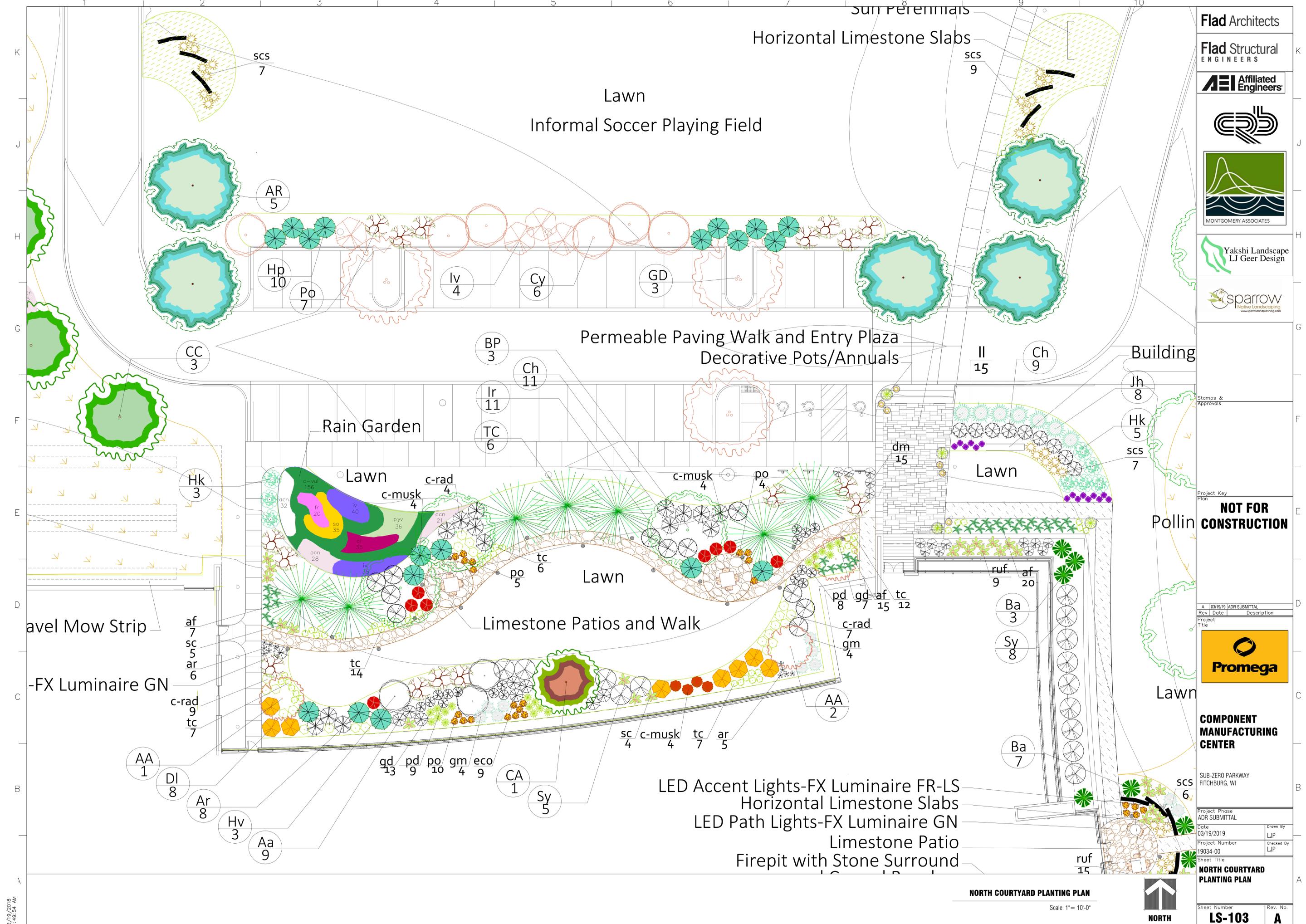
Project Number	Checked By
19034-00	LJP

Sheet Title

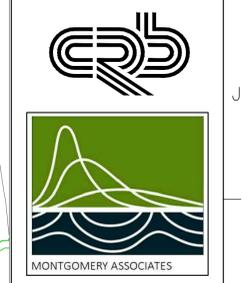
COURTYARD / PATIO PLANTING PLANS

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LS-102	A

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SUB-ZERO PARKWAY FITCHBURG, WI

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NORTH COURTYARD PLANTING PLAN

Sheet Number **LS-103** Rev. No. **A**

NORTH COURTYARD PLANTING PLAN
 Scale: 1" = 10'-0"



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Promega Component Manufacturing Center Plant Palette					
Palette reflective of Southern Wisconsin's resettlement ecosystems					
Deciduous Trees					
code	Latin	Common	size	root	amt
AR	Acer rubrum	Red Maple	3.5"	BB	6
AP	Acer palmatum	Japanese Maple	3.4'	BB	3
AS	Acer saccharum	Sugar Maple	2.5"	BB	6
AA	Amelanchier arborea	Serviceberry	6-8'	BB	12
BL	Betula lutea	Yellow Birch	6-8'	BB	6
BN	Betula nigra	River Birch	8-10'	BB	24
BP	Betula papyrifera	Paper Birch	8-10'	BB	3
CC	Carpinus caroliniana	American Hornbeam	1.5"	BB	3
CY	Carya cordiformis	Yellowbud Hickory	1-2"	BB	1
CO	Carya ovata	Shagbark Hickory	1-2"	BB	3
CE	Celtis occidentalis	Hackberry	2.5"	BB	12
CS	Cercis canadensis	Eastern Redbud	6'	BB	3
CA	Cornus alternifolia	Pagoda Dogwood	6'	BB	3
CR	Crateagus crugalli	Thornless Cocksbur Hawthorn	1.5"	BB	14
GT	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.5"	BB	8
GD	Gymnocladus dioica	Kentucky Coffeetree	2.5"	BB	5
LL	Larix laricina	Tamarack	5'	BB	7
OV	Ostrya virginiana	Ironwood	1.5"	BB	6
PO	Populus grandidentata	Large-Toothed Aspen	7 Gal	Cont	8
PA	Prunus americana	Wild Plum	4-5'	BB	4
QA	Quercus alba	White Oak	2"	BB	6
QB	Quercus bicolor	Swamp White Oak	2.5"	BB	7
QM	Quercus macrocarpa	Bur Oak	1.5-2"	BB	7
ST	Styphylea trifolia	Bladdernut	1"	BB	3
TA	Tilia americana	Basswood	2"	BB	3
	Malus and Prunus varieties	Fruit Trees	4-5'	Pot	7
Evergreen Trees					
JV	Juniperus virginiana	Eastern Red Cedar	3-4'	BB	14
PG	Picea glauca 'Densata'	Black Hills Spruce	5-6'	BB	26
PS	Pinus strobus	White Pine	5-6'	BB	19
TC	Tsuga canadensis	Hemlock	4-5'	BB	6
TO	Thuja occidentalis	Techny Arborvitae	4-5'	BB	6
Deciduous Shrubs					
Ai	Alnus incana	Speckled Alder	2-3'	Pot	5
Am	Amelanchier alnifolia 'Regent'	Regent Serviceberry	5 Gal	Cont	9
Af	Amorpha fruticosa	False Indigo	1 Gal	Cont	9
Aa	Aronia arbutifolia	Red Chokeberry	3 Gal	Cont	27
Ar	Aronia melanocarpa	Glossy Black Chokeberry	2 Gal	Cont	50
Ba	Baptisia australis	Blue False Indigo	1 Gal	Cont	10
Ch	Clethra alnifolia 'Hummingbird'	Hummingbird Clethra	2 Gal	Cont	20
Co	Cephalanthus occidentalis	Buttonbush	18-24"	Pot	5
Ca	Cornus amomum	Silky Dogwood	2-3'	Pot	0
Cr	Cornus racemosa	Gray Dogwood	2-3'	Pot	10
Cu	Cornus rugosa	Roundleaf Dogwood	18-24"	Pot	5
Cs	Cornus stolonifera	Red Osier Dogwood	2-3'	BB	4
Cy	Corylus americana	Hazelnut	3-4'	BB	8
DI	Diervilla lonicera	Dwarf Bushhoneysuckle	2 Gal	Cont	8
Hv	Hamamelis virginiana	Witchhazel	4'	BB	3
Hk	Hypericum kalmianum	Kalm's St. John's Wort	2 Gal	Cont	8
Hp	Hypericum prolificum	Shrubby St. John's Wort	2 Gal	Cont	10
Iv	Ilex verticillata	Winterberry	2-3'	Pot	4
Ir	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	2 Gal	Cont	11
Jh	Juniperus horizontalis 'Wisconsin'	Wisconsin Horizontal Juniper	2 Gal	Cont	25
Lb	Lindera benzoin	Spicebush	1 Gal	Cont	6
Po	Physocarpus opulifolius	Ninebark	2-3'	Pot	7
Rb	Rosa blanda	Early Wild Rose	2 Gal	Cont	22
Rc	Rosa carolina	Pasture Rose	1 Gal	Cont	19
Sb	Salix bebbiana	Bebb's Willow	1 Gal	Cont	20
Sp	Spiraea alba	Meadowsweet	1 Gal	Cont	0
Sy	Symphoricarpos orbiculatus	Coralberry	2 Gal	Cont	13
Vi	Viburnum acerifolium	Maple-Leaf Viburnum	3 Gal	Cont	17

Promega Component Manufacturing Center Project Rain Gardens: Perennial Plant Palette

Palette reflects southern Wisconsin's resettlement ecosystems			
code	Latin	Common	format
acn	Anemone canadensis	Canada Anemone	quart
al	Asclepias incarnata	Rose Milkweed	quart
c-vul	Carex vulpinoidea	Fox Sedge	quart
iv	Iris virginica var. shrevei	Southern Blue Flag	quart
lm	Lilium michiganense	Michigan Lily	bare root
pyv	Pycnanthemum virginianum	Virginia Mountain Mint	quart
fr	Filipendula rubra	Queen of the Prairie	quart
lp	Liatris pycnostachya	Prairie Blazingstar	quart
so	Solidago ohioensis	Ohio Goldenrod	quart
Total			

Promega Component Manufacturing Center Project Courtyard: Perennial Plant Palette

Palette reflects southern Wisconsin's resettlement ecosystems							
code	Latin	Common	format	amt.	unit	ht.	S.C. spacing
ac	Asarum canadense	Wild Ginger	bare root	240	each	0.5	1.0'
acn	Anemone canadensis	Canada Anemone	quart	42	each	1'	1.5'
af	Athyrium filix-femina	Lady Fern	bare root	633	each	1.5	1.0'
al	Asclepias tuberosa	Butterflyweed	quart	32	each	2	1.5'
aln	Anemone thalictroides	Rue Anemone	quart	224	each	0.5	0.75'
cc	Cnicus laetiflorus	Mistflower	quart	28	each	2	1.5'
c-musk	Carex muskingumensis	Palm Sedge	3" pot	188	each	1.5	1.0'
c-rad	Carex radiata	Eastern Star Sedge	3" pot	689	each	1.0	1.0'
cv	Claytonia virginica	Spring Beauty	bare root	157	each	0.5	0.75'
c-vul	Carex vulpinoidea	Fox Sedge	quart	87	each	2	1.5'
dc	Dicentra cucullaria	Dutchman's Breeches	bare root	252	each	1.0	1.0'
esr	Eutrochium purpureum	Sweet Joe Pye Weed	quart	67	each	7.0	2.0'
gd	Gymnocarpium dryopteris	Oak Fern	bare root	172	each	0.5	1.0'
ic	Iris cristata	Dwarf Crested Iris	bare root	355	each	0.5	0.75'
iv	Iris virginica var. shrevei	Southern Blue Flag Iris	quart	140	each	2	1.5'
lm	Lilium michiganense	Michigan Lily	bare root	106	each	3'	1'
md	Monarda didyma 'Gardenview'	Bergamot	quart	55	each	2.5	1.5'
ms	Mattuccio struthiopteris	Ostrich Fern	bare root	27	each	5.0	3.0'
mv	Merensia virginica	Virginia Bluebell	quart	540	each	2.0	1.0'
oc	Osmunda cinnamomea	Cinnamon Fern	bare root	159	each	4.0	3.0'
or	Osmunda regalis	Royal Fern	bare root	27	each	3.0	1.5'
pa	Packera aurea	Golden Groundsel	quart	217	each	1'	1'
pd	Phlox divaricata	Woodland Phlox	quart	150	each	2.0	1.0'
ps	Packera obovata	Golden Groundsel	quart	150	each	1.5	1.0'
pyv	Pycnanthemum virginianum	Virginia Mountain Mint	quart	46	each	3'	1.5'
ruf	Rudbeckia fulgida 'Early Bird Gold'	Early Bird Gold Showy Sunflower	quart	50	each	1.5	1.5'
sf	Solidago flexicaulis	Zig-Zag Goldenrod	quart	88	each	3.0	1.5'
sh	Sporobolus heterolepis	Prairie Dropseed	quart	69	each	2	2'
si	Symphoricarpos lateriflorus	Coral Aster	quart	91	each	2.0	1.5'
tc	Tiarella cordifolia	Foam Flower	quart	404	each	1.0	1.0'
vs	Viola sororia	Common Blue Violet	plug	782	each	0.5	0.75'
Total				6,467			

Promega Component Manufacturing Center Plant Palette

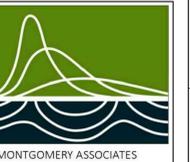
Palette reflective of Southern Wisconsin's resettlement ecosystems

Perennials					
code	Latin	Common	size	root	amt
af	Athyrium filix-femina	Lady Fern	bareroot		42
ar	Actaea racemosa	Snakeroot	quart cont		11
at	Asclepias tuberosa	Butterflyweed	quart cont		14
c-musk	Carex muskingumensis	Palm Sedge	quart cont		15
c-rad	Carex radiata	Eastern Star Sedge	3" pot		20
dm	Dryopteris marginalis	Wood Fern	bareroot		15
eco	Eupatorium coelsetinum	Mistflower	3" pot		9
gm	Geranium maculatum	Wild Geranium	quart cont		8
gd	Gymnocarpium dryopteris	Oak Fern	bareroot		20
ll	Liatris ligulistylus	Meadow Blazingstar	quart cont		23
po	Packera obovata	Golden Groundsel	3" pot		19
pd	Phlox divaricata	Woodland Phlox	quart cont		17
ruf	Rudbeckia fulgida 'Early Bird Gold'	Early Bird Gold Showy Sunflower	quart cont		14
scs	Schizachyrium scoparium	Little Bluestem	quart cont		31
sh	Sporobolus heterolepis	Prairie Dropseed	quart cont		17
sc	Symphotrichum cordifolium	Heart-Leaved Wood Aster	quart cont		9
tc	Tiarella cordifolia	Foam Flower	quart cont		48

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Project Title



COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
FITCHBURG, WI

Project Phase
ADR SUBMITTAL

Date 03/19/2019 Drawn By LJP

Project Number 19034-00 Checked By LJP

Sheet Title

LANDSCAPE LEGEND

Sheet Number **LS-200** Rev. No. **A**



1 FLOOR PLAN - LEVEL 1 - OVERALL
1" = 20'-0"

BUILDING AREAS - GROSS SQUARE FEET - ENTIRE BUILDING

USE	L1	L1+	L2+P	L2+	L1 L2	L1L1+L2L2+
OFFICE	13902		9050		22952	22952
MECHANICAL	14072		45926		59998	59998
MANUF. 1	29864				29864	29864
MANUF. 2	26444	11170			26444	37614
MANUF. 3	19018	8006			19018	27024
TOTAL	103300	19176	58674	0	158276	177452

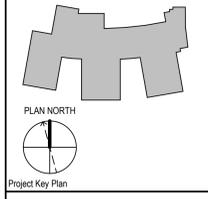
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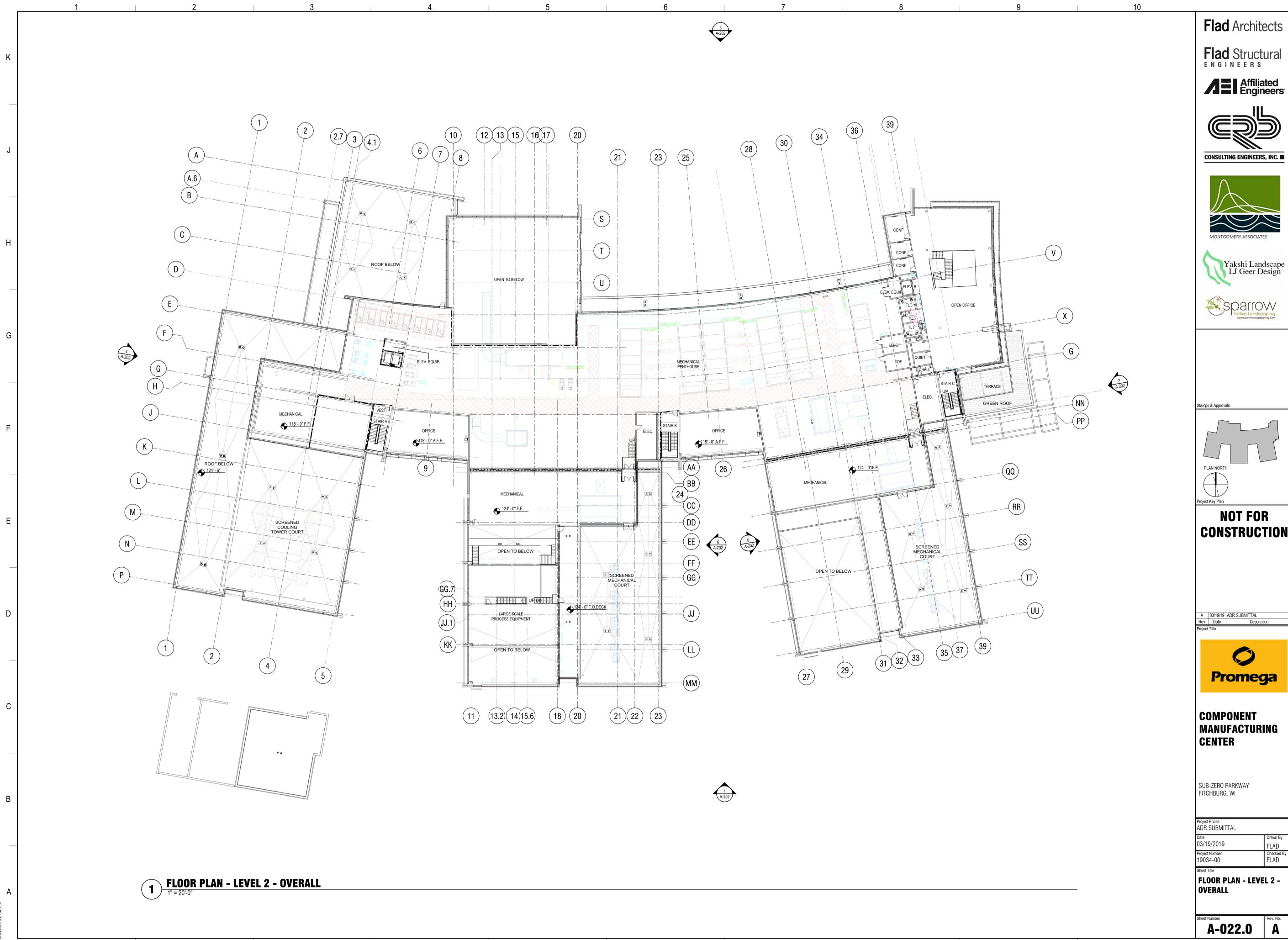
COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
FITCHBURG, WI

Project Phase	
ADR SUBMITTAL	Drawn By: FLAD
Date: 03/19/2019	Checked By: FLAD
Project Number: 19034-00	

FLOOR PLAN - LEVEL 1 - OVERALL

Sheet Number: **A-021.0** Rev. No.: **A**



1 FLOOR PLAN - LEVEL 2 - OVERALL
1" = 20'-0"

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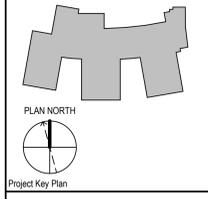
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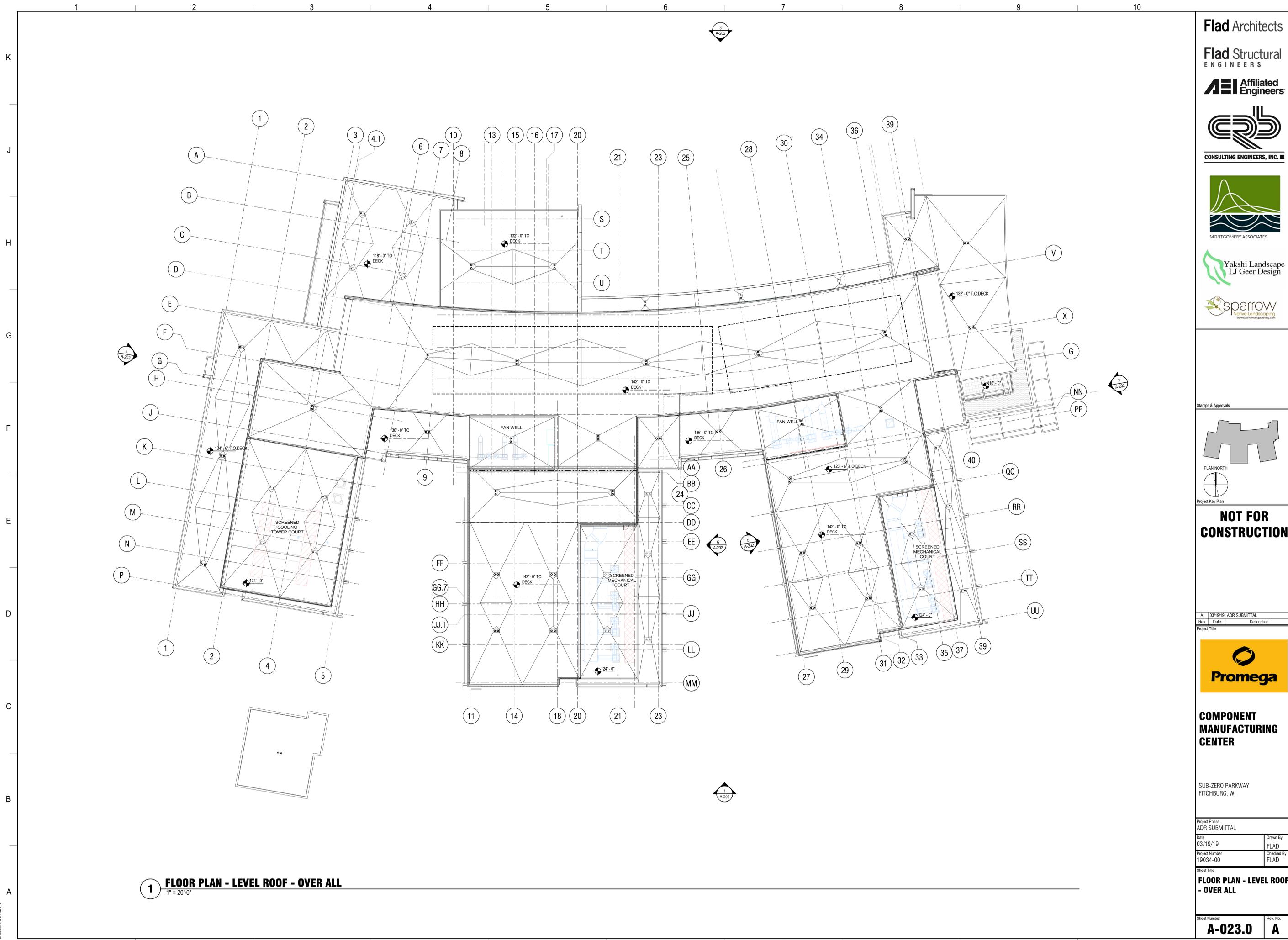
SUB-ZERO PARKWAY
FITCHBURG, WI

Project Phase	
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03/19/2019	FLAD
Project Number	Checked By
19034-00	FLAD

Sheet Title
**FLOOR PLAN - LEVEL 2 -
OVERALL**

Sheet Number	Rev. No.
A-022.0	A

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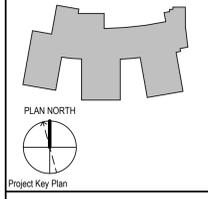


1 FLOOR PLAN - LEVEL ROOF - OVER ALL
1" = 20'-0"

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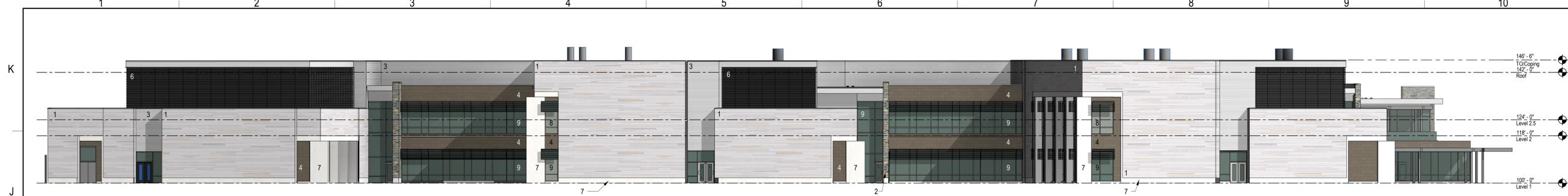
SUB-ZERO PARKWAY
FITCHBURG, WI

Project Phase	
ADR SUBMITTAL	
Date	Drawn By
03/19/19	FLAD
Project Number	Checked By
19034-00	FLAD

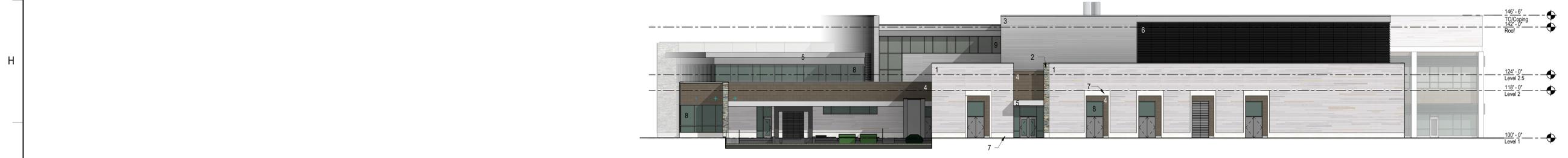
Sheet Title
FLOOR PLAN - LEVEL ROOF - OVER ALL

Sheet Number	Rev. No.
A-023.0	A

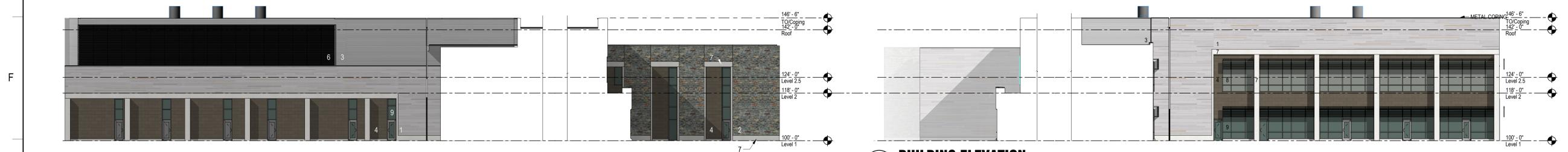
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1 ELEVATION - SOUTH
1/16" = 1'-0"



4 ELEVATION - WEST
1/16" = 1'-0"

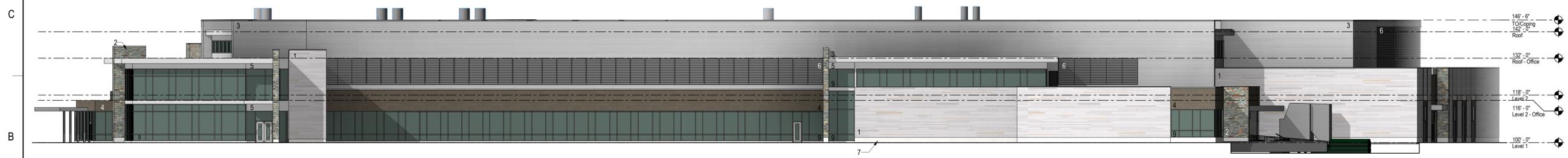


6 BUILDING ELEVATION
1/16" = 1'-0"

5 BUILDING ELEVATION
1/16" = 1'-0"



2 ELEVATION - EAST
1/16" = 1'-0"

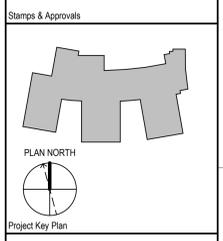


3 ELEVATION - NORTH
1/16" = 1'-0"



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MONTGOMERY ASSOCIATES
Yakshi Landscape LJ Geer Design
sparrow Native Landscaping



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COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
FITCHBURG, WI

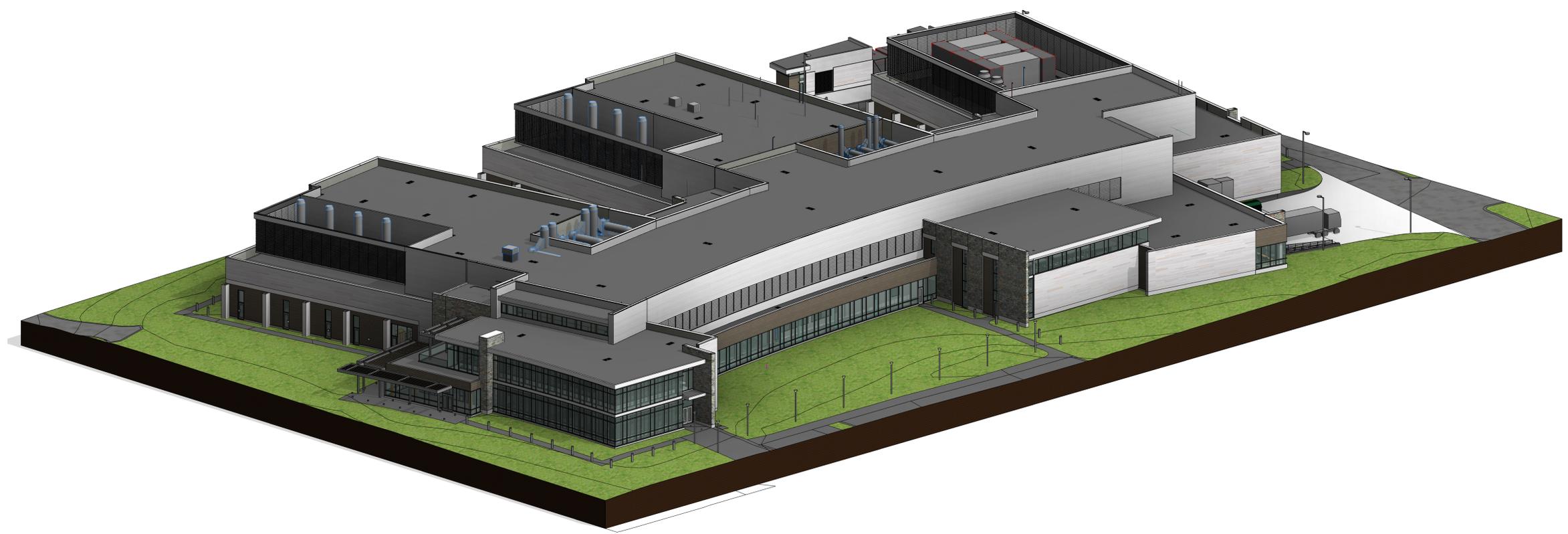
Project Phase	
Date	Drawn By
03/19/19	FLAD
Project Number	Checked By
19034-00	FLAD

EXTERIOR ELEVATIONS - PRESENTATION

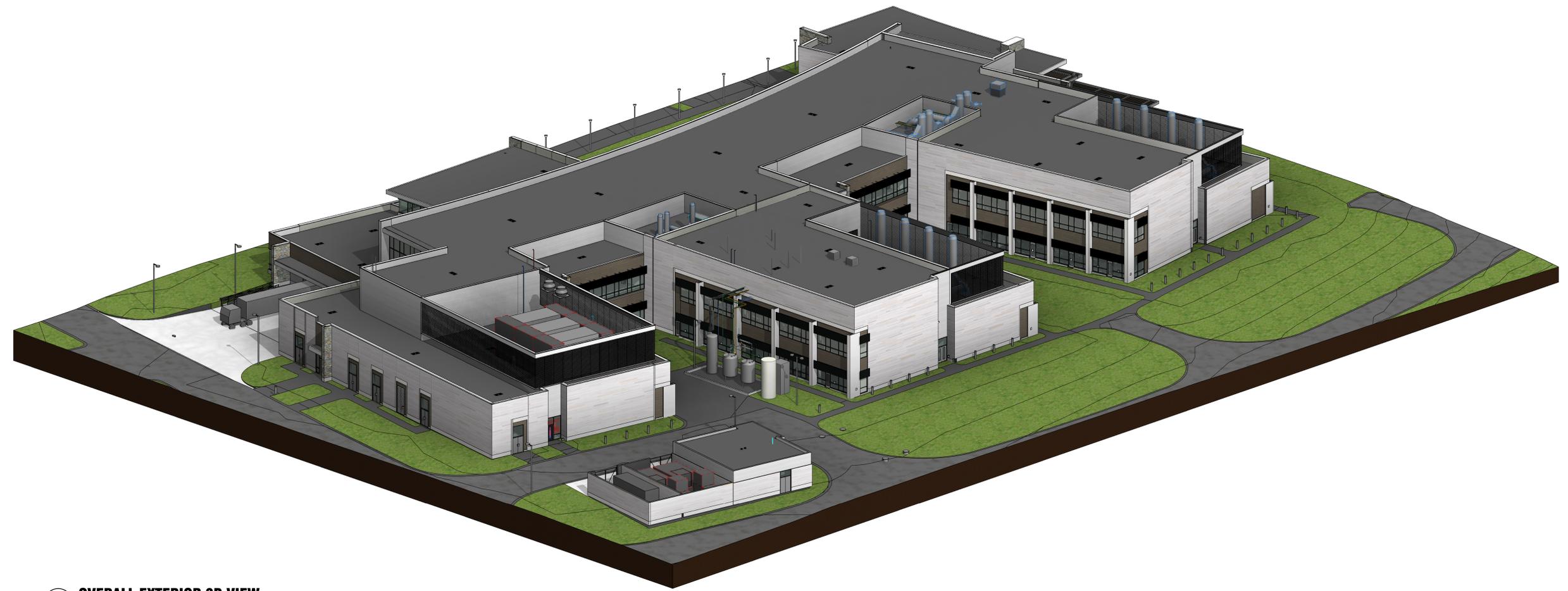
Sheet Number	Rev. No.
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J
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G
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A

2 OVERALL EXTERIOR 3D VIEW



1 OVERALL EXTERIOR 3D VIEW



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PLAN NORTH
 Project Key Plan

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 FITCHBURG, WI

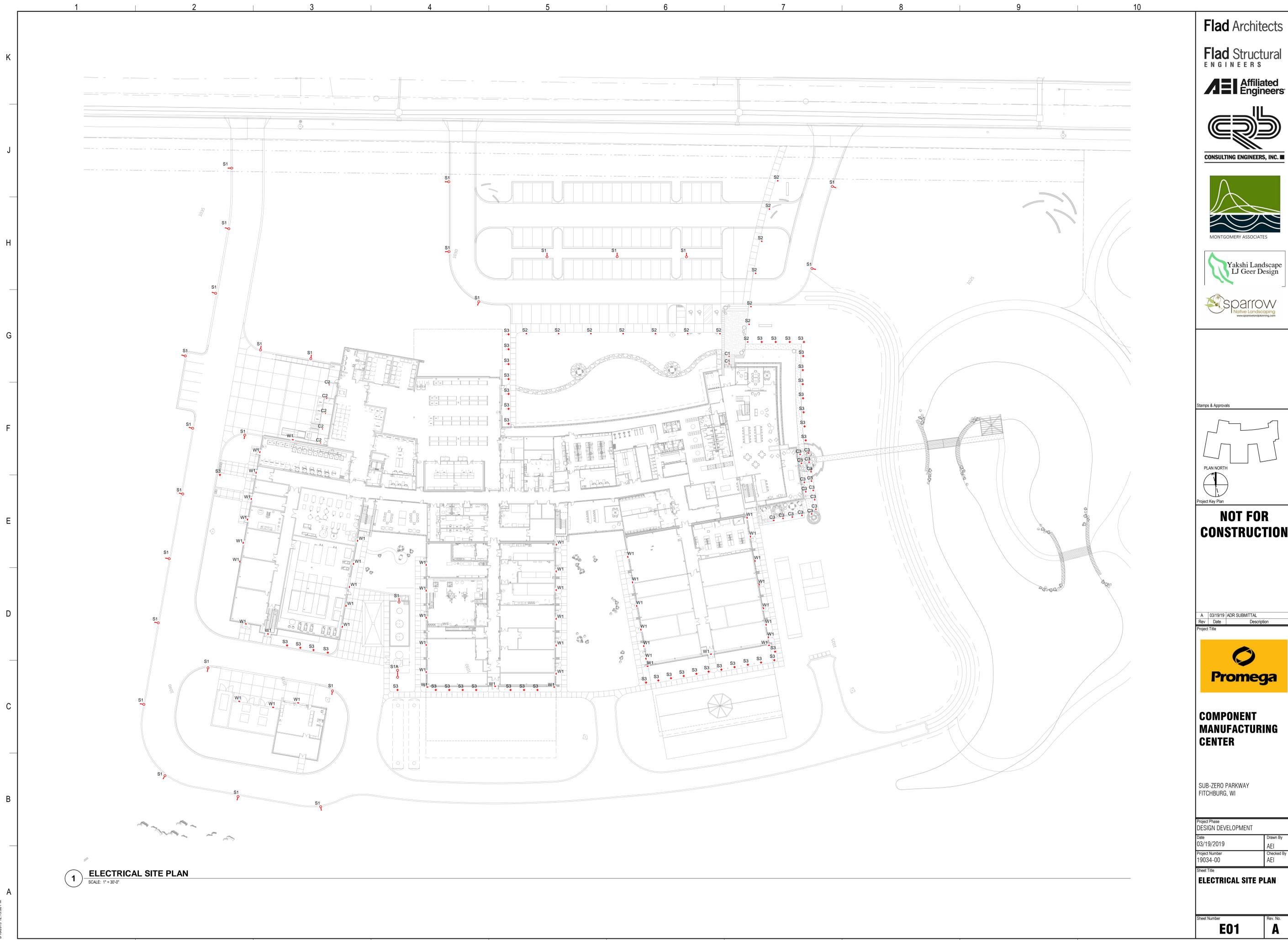
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ADR SUBMITTAL	
Date	Drawn By
03/19/2019	FLAD
Project Number	Checked By
19034-00	FLAD

Sheet Title
OVERALL EXTERIOR BUILDING - 3D VIEW

Sheet Number	Rev. No.
A-203	A

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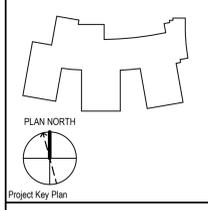


1 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

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Project Title



COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
FITCHBURG, WI

Project Phase	
DESIGN DEVELOPMENT	
Date	Drawn By
03/19/2019	AEI
Project Number	Checked By
19034-00	AEI

Sheet Title
ELECTRICAL SITE PLAN

Sheet Number	Rev. No.
E01	A

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1 ELECTRICAL SITE PLAN - CALCULATIONS

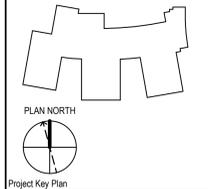
SCALE: 1" = 30'-0"



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ELECTRICAL SITE PLAN - CALCULATIONS

Sheet Number	Rev. No.
E02	A

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS NO. & TYPE	BALLAST/ POWER SUPPLY	MOUNTING	MOUNTING HEIGHT	VOLTAGE	REMARKS	LLF	COLOR	CUT-OFF	CONTROL	HOURS OF OPERATION	Total Watts
S1	KIM	UR20-68L-80-4K3-3-UNV-A46-CC-WSP-40F-1-SF-HDL HAS25-6188-SA-CC	9000 LUMENS NOMINAL	0-10V DIMMING DRIVER	POLE	25'	277	ONE 70W POLE MOUNTED LUMINAIRE WITH TYPE III DISTRIBUTION. FINISH TO BE DETERMINED BY ARCHITECT. MOUNTED ON 26" TALL 6 INCH ROUND ALUMINUM POLE. POLE MOUNTED OCCUPANCY SENSOR TO DIM LIGHTS WHEN AREA IS UNOCCUPIED.	1.00	CUS	TYPE III BUG RATING B2-U0-G2	RELAY CTL PHOTOCELL ON/OFF	DUSK TO DAWN	70
S1A	KIM	(2) UR20-68L-80-4K3-3-UNV-A46-CC-WSP-40F-1-SF-HDL HAS25-6188-SB-CC	(2) 9000 LUMENS NOMINAL	0-10V DIMMING DRIVER	POLE	25'	277	TWO 70W POLE MOUNTED LUMINAIRES WITH TYPE III DISTRIBUTION. FINISH TO BE DETERMINED BY ARCHITECT. MOUNTED ON 26" TALL 6 INCH ROUND ALUMINUM POLE. POLE MOUNTED OCCUPANCY SENSOR TO DIM LIGHTS WHEN AREA IS UNOCCUPIED.	1.00	CUS	TYPE III BUG RATING B2-U0-G2	RELAY CTL PHOTOCELL ON/OFF	DUSK TO DAWN	140
S2	BEGA	99 401-K4-CC	1900 LUMENS NOMINAL	0-10V DIMMING DRIVER	POLE	16'	277	ONE 19W POLE MOUNTED LUMINAIRE WITH TYPE V DISTRIBUTION. FINISH TO BE DETERMINED BY ARCHITECT. MOUNTED ON INTEGRAL 16" TALL POLE.	1.00	CUS	TYPE II BUG RATING B3-U0-G3	RELAY CTL PHOTOCELL ON/OFF	DUSK TO DAWN	19
S3	BEGA	77 221-K4-CC-79 817 ANCHORAGE	655 LUMENS NOMINAL	0-10V DIMMING DRIVER	BOLLARD	39"	277	39 INCH TALL BOLLARD WITH ROUND POST, ROUND TOP. TYPE III DISTRIBUTION. FINISH TO BE DETERMINED BY ARCHITECT.	1.00	CUS	TYPE III BUG RATING B0-U0-G0	RELAY CTL PHOTOCELL ON/OFF	DUSK TO DAWN	10
C1	PORTFOLIO	LD4B-10-D010-EU4B-1020-80-40-4LB-M-1-H	1000 LUMENS NOMINAL	0-10V DIMMING DRIVER	CEILING	NA	277	FOUR INCH ROUND DOWNLIGHT WITH WET LOCATION LISTING, SEMI-SPECULAR HAZE REFLECTOR, SELF TRIM FLANGE.	1.00	NA	NA	RELAY CTL PHOTOCELL ON/OFF	OFF WHEN DAYLIGHT LEVELS EXCEED 10 FC	11
C2	PORTFOLIO	LD4B-10-D015-EU4B-1020-80-40-4LB-M-1-H	1500 LUMENS NOMINAL	0-10V DIMMING DRIVER	CEILING	NA	277	FOUR INCH ROUND DOWNLIGHT WITH WET LOCATION LISTING, SEMI-SPECULAR HAZE REFLECTOR, SELF TRIM FLANGE.	1.00	NA	NA	RELAY CTL PHOTOCELL ON/OFF	OFF WHEN DAYLIGHT LEVELS EXCEED 10 FC	16
C3	V2 LIGHTING	Q3SM-D-V-W-07-83-30-60-ZZ	700 LUMENS NOMINAL DIMMED TO 50%	0-10V DIMMING DRIVER	CEILING	NA	277	FOUR INCH SQUARE CYLINDER WITH WET LOCATION LISTING. FINISH TO BE DETERMINED BY ARCHITECT. MOUNTED TO ARCHITECTURAL TRELIS.	1.00	CUS	NA	RELAY CTL PHOTOCELL ON/OFF	DUSK TO DAWN	5
W1	BEGA	24374-K4-CUS	1000 LUMENS NOMINAL	0-10V DIMMING DRIVER	WALL	12"	277	FULL CUTOFF WALL MOUNTED AREA LIGHT. FINISH TO BE DETERMINED BY ARCHITECT.	1.00	CUS	BUG RATING NA FULL CUTOFF	RELAY CTL PHOTOCELL ON/OFF	DUSK TO DAWN	12.3

DESCRIPTION

4 inch LED recessed narrow, medium, or wide beam downlight designed for glare free even illumination. Featuring a two-stage diffused reflector system producing smooth distribution with excellent light control and low aperture brightness. Lumen packages range from 1000 to 6000 with color temperatures of 2400K, 2700K, 3000K, 3500K, 4000K, and 5000K. VividTune Dim-to-Warm technology - similar to halogen at full power, the 3000K LED warms smoothly as dimmed to 1850K creating a rich warm glow within the space. Tunable white technology - adjust the color temperature from warm white to cool white while independently controlling intensity.

SPECIFICATION FEATURES

Lower Shielding Reflector
Painted die cast aluminum or spun aluminum lower reflector with a lensed upper optical chamber providing superior lumen output with minimal surface brightness. Spun reflectors are offered in all Portfolio Alzak® finishes. Available with non-conductive polymer trim. Reflector is retained with two torsion springs holding the flange tight to the finished ceiling surface. Plaster latching ring accessory offered for flush reflector transition.

Plaster Frame / Collar
Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2". Universal mounting bracket accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

Junction Box
Listed for (8) #12 AWG (four in, four out) 90°C conductors and feed thru branch wiring. (4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Lever connectors for simple push in wiring.

Thermal
Aluminum heat sink conducts heat away from the LED module for optimal performance and long life.

LED
Chip on board with a multitude of highly efficient white LEDs, combined with a high reflectance upper reflector and convex transitional lens produce even distribution with no pilotage. Rated for 50,000 hours at 70% lumen maintenance. Auto resetting, thermally protected, LEDs are turned off when safe operating temperatures are exceeded. Color variation within 3-step MacAdam ellipses. Quick disconnect allows for tool-less replacement of LED engine from below ceiling. Available in 80, 90 or 97 CRI.

D2W™ - dim-to-warm shifts CCT from 3000K to 1850K as fixture dims mimicking halogen sources.
W2N - Tunable white CCT range 2700K to 6500K or 2000K to 5000K, 90 CRI.

Driver
Standard 120-277V 0-10V dimming driver provides flicker free dimming from 100% to 1%. Optional 120V leading edge, <1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem. Driver can be serviced from above or through the aperture.

Connected Lighting Systems
WaveLine tilemount daylight sensor includes control module, sensor and cable allowing use with the comprehensive lighting system.

LumaWatt Pro (powered by Enlighted) wireless dim mount sensor and relay accessory enables wireless control using a tile mount sensor accessory. Distributed low voltage power system combines power, lighting, and controls with ease of installation.

Code Compliance
Thermally protected and cULus listed for wet locations with covered ceiling. IP66 rated when used with IP66 gasket kit accessory. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/RFI emissions per FCC 47CFR Part 15 Class B consumer limits. 2000 lumen and above are Non-IC rated - Insulation must be kept 3" from top and sides of housing. IC rated up to 1500 lumens, 5000 lumen and above are marked spacing and must follow spacing requirements. RoHS Compliant. Photometric testing completed in accordance with IES LM 79 and TM-30 standards. LED life testing completed in accordance with LM 80 standards.

Warranty
5-year warranty

Portfolio

Catalog #	Type
C1 & C2	Data



LD4B EU4B 4LBW 4LBN

1000-6000 Lumen LED

Narrow, Medium, or Wide Beam New Construction



TDS003EEN October 5, 2018 8:51 AM

SAMPLE NUMBER: LD4B15D010EMB0D C1

Housing	Lumens	Voltage	Driver	Options
LD4B-LED Downlight 4"	10-1000 lumens Nominal Aperture	Blank-120-277V 3-277V (step down transformer)	1000-4000 D010-0-10V Dimming, 1% to 100%, 120V-277V D015-0-10V or L10V Stage Dimming, 1% to 100%, 120V-277V D020-0-10V Dimming, 0% to 100%, 120V-277V DLT-Fifth Light (DALI) Dimming, 0% to 100%, 120V-277V DMX-DMA-RDM Dimming, 0% to 100%, 120V-277V DL2-Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V Only DL3-Lutron® Hi-Lume 3 Wire Dimming, 1% to 100%, 120V-277V DL4-Lutron Ecosystem dimming 1% to 100%, 120V-277V DL5-Low voltage dimming driver (1-100%) for use with DALI P system	EMB0D-Bodine® Emergency Module with Remote Test Switch EM7-7W Emergency Module with Remote Test Switch EM14-14W Emergency Module with Remote Test Switch EMB0D-Bodine® Emergency Module with Integral Test Switch EM7-7W Emergency Module with Integral Test Switch EM14-14W Emergency Module with Integral Test Switch EMV7-7W Low Voltage Emergency Module with Remote Test Switch EMV14-14W Low Voltage Emergency Module with Remote Test Switch EMV7-7W Low Voltage Emergency Module with Integral Test Switch EMV14-14W Low Voltage Emergency Module with Integral Test Switch SWP01-Factory installed WaveLine tilemount daylight sensor, cable, and tile mount LWTR01-Factory installed LumaWatt Pro wireless sensor kit

SAMPLE NUMBER: EU4B1020035

Power Module	Lumen Levels*	CRI	Color
EU4B-4" Universal LED Module	1000-1000, 1500, 2000 lumens 3000-3000-3000 lumens 6000-6000 lumens 1010K-1500, 1500 lumens C rated	80-80 CRI Minimum 90-90 CRI Minimum 97-97 CRI Minimum	80 CRI 24-2700K 24-2700K 35-3500K 40-4000K 50-5000K

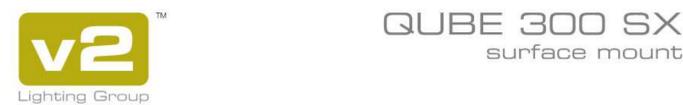
SAMPLE NUMBER: 4LBW1LE

Trim	Distribution*	Flange	Finish	Options
4LBW-4" LED	Non-Reflective (30° Beam), Spun Aluminum M-Medium (50° Beam), Spun Aluminum W-Wide (75° Beam), Spun Aluminum S-Shallow (75° Beam), Spun Aluminum PS-Non-conductive Shallow (75° Beam), Injection Moulded white CS-Cast Shallow (75° Beam), Die Cast Aluminum BA-Baffle, Spun Aluminum	1-Self Flanged 2-White Painted Self-flanged	L-Luxurite Clear H-Half-Specular Clear W-Warm White G-Graphite Haze B-Specular Black M-Matte White MB-Matte Black MMS-Matte Metallic Silver	Emergency Test Switch Hole

- Accessories**
- HS44-Slope Adapter for 4" Aperture Housing, Specify Slope in 5° increments
 - TRM4-Metal Trim Ring, Specify Color
 - TRR4-Rimless Trim Ring
 - LOCK4-IP66-IP66 Gasket Kit
 - PRR4-Rimless Plaster Ring for Flush Mount
- Bar Hangers**
- HB2B-C-channel Bar Hanger, 20" Long, Pair
 - HB2C-C-channel Bar Hanger, 50" Long, Pair
 - RB2B-Wood Joist Bar Hanger, 22" Long, Pair
- Transformers**
- H47-347 to 120V Step Down Transformer, 75VA
 - H47200-347 to 120V Step Down Transformer, 200VA
- Connected Lighting Systems**
- PORLW101-LumaWatt Pro wireless sensor kit (0-10V only) field installed
 - TMSWP01-WaveLine tilemount daylight sensor (includes control module, sensor, cable and tile mount) field installed
- Notes:**
- Nominal Lumens will vary depending on selected color, driver and reflector finish.
 - Order spun trim with polymer trim ring or die cast with rimless flange (Consult specification sheet for color ordering information and options).
 - Not available with Chicago Plenum.
 - ULUS approved only.
 - Beam angles are nominal with L1 finish trims.
 - Only available with Narrow and Medium Spun Aluminum trims.
 - Required for use with all IEMB0D, IEM7 and IEM14 housings.
 - Only available with Matte White and Matte Black finishes.
 - Only available on CS distribution.
 - Available only on BA and CS distributions.
 - Not available on PS, CS or BA distributions.
 - Matte white and self flanged only, 2000 lumen max.
 - Flange is same finish as the reflector.
 - DMX fixtures default to full on upon loss of DMX signal.
 - Refer to system specifications for additional information, features, and benefits.
 - Order either factory installed option or accessory.
 - Use with 0-10V driver.
 - Product is marked spacing and must be installed with the following minimum spacing:
- Center to center of adjacent luminaires: 36"
- Center of luminaire to side of building member: 18"
- Minimum overhead: 16"
 - Non-IC.

ENERGY

ENERGY DATA	1000 Lumens D010	1500 Lumens D015	2000 Lumens D020	3000 Lumens D030	6000 Lumens D060
Input Power (W)	11.6	17.4	23.2	34.8	69.6
Input Current (A)	0.052	0.078	0.104	0.164	0.328
Power Factor	0.99	0.99	0.99	0.99	0.99
Efficiency (%)	90	90	90	90	90



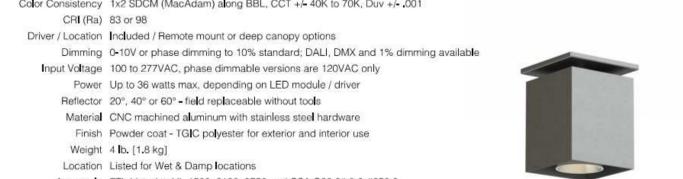
PROJECT

Job _____
Type _____
Part # _____

Notes
C3

SPECIFICATIONS

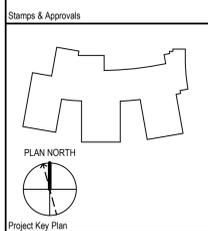
Source: Xicato XTM LED module - up to 3000 lumens
C.C.T.: 2700K, 3000K, 3500K or 4000K
Color Consistency: 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra): 83 or 98
Driver / Location: Included / Remote mount or deep canopy options
Dimming: 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
Input Voltage: 100 to 277VAC, phase dimmable versions are 120VAC only
Power: Up to 36 watts max, depending on LED module / driver
Reflector: 20°, 40° or 60° - field replaceable without tools
Material: CNC machined aluminum with stainless steel hardware
Finish: Powder coat - TGIC polyester for exterior and interior use
Weight: 4 lb. (1.8 kg)
Location: Listed for Wet & Damp Locations
Approvals: ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
L80 Life: > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
Warranty: Lifetime Limited Warranty - see warranty for details
IES Files: LM-79-08 IES files available at www.v2lightinggroup.com/downloads
Modifications: Any modification or customization is possible - consult factory



ORDERING LOGIC

Mount	Driver	Dimming	Mounting Location	Output	CRI*	C.C.T.	Reflector	Shell	Options
Q3SM	None	0-10V	Surface	1000-6000	83-98	27-7000K	20-70°	XX	

Example Part Number: Q3SM-RND-08032740-S3
QUBE 300 SX Surface Mount - Remote Driver, No Dimming, Damp Location - 2000 lm, 83 CRI, 2700K, 40° Reflector - 53 Rad Shld



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Rev	Date	Description
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COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
FITCHBURG, WI

Project Phase
DESIGN DEVELOPMENT

Date	Drawn By
03/19/2019	AEI

Project Number	Checked By
19034-00	AEI

ELECTRICAL SITE LIGHTING - LUMINAIRE SCHEDULE & CUT SHEETS

Sheet Number	Rev. No.
E03	A

KIM LIGHTING

Ouro™ LED k_Ur20arm_spec.pdf

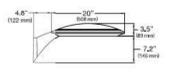
JOB _____ TYPE **S1 & S1A**

NOTES _____ APPROVALS _____

- FEATURES**
- 20" size in post top, pole and wall mount
 - High performance optics up to 17,000 delivered lumens
 - Elegant form factor
 - Diffusion lens option
 - SiteSync™ wireless control options



SPECIFICATIONS



Weight: 32 lbs EPA: 372

ORDERING CODE

Series	LED Engine	CCT	Distribution	Rotation	Voltage	Mounting
UR20	Ouro	AM Amber	FR Type I Front Row	None for no rotation	UNV 120-277V	ASO Arm Square pole
	24L-25 3,000 lm	3K7 3000K, 70 CRI	2 Type I	L' Optic rotation left	347 347V	A34 Arm 3.25x2.75 00 pole
	24L-65 7,000 lm	3K8 3000K, 80 CRI	3 Type II	R' Optic rotation right	480 480V	A46 Arm 4.5x4.5 00 pole
	56L-25 10,000 lm	3K5 3000K, 50 CRI	4 Type III			MSF Horizontal Slip Fitter 2.00 00 arm
	56L-110 15,000 lm	4K7 4000K, 70 CRI	4W Type IV Wide			SVSF Square Vertical Slip Fitter for 2" beam (2.38" OD)
	56L-140 17,000 lm	4K8 4000K, 80 CRI	SQM Type V Square Medium			VSF Round Vertical Slip Fitter for 2" beam (2.38" OD)
	HDL - High Diffusion Lens*	5K7 5000K, 70 CRI	SQN Type V Square Narrow			WB Wall Bracket
	28L-30 3,000 lm		5R Type V Rectangular			
	28L-70 7,000 lm		5W Type V Wide (Round)			
	68L-40 9,000 lm					
	68L-115 13,000 lm					
	68L-150 15,000 lm					

Fixture Finish	Control Options	Options	Control Accessories*
BL Black	7PR-TL 7 pin PCB with tactile photoconductive	SWP-A14 SiteSync Pre commission	SW7PR-1 SiteSync with 7 pin PCB
DB Dark Bronze	7PR-SC 7 pin PCB with shoring cap	SWPM-A14 SiteSync with Sensor up to 8' MH	SWUSB SiteSync Software on USB
LG Light Gray	7PR 7 pin PCB, wireless control enabled	SWPM-A14 SiteSync with Sensor up to 42' MH	SWTAB SiteSync Windows Tablet
GT Graphite	AD-01 AstroDA 50% output mid-range	WSP-01-1 Dimming Occ. Sensor for up to 8' MH, 120/277V	SWIRG SiteSync Windows Bridge Node
PS Platinum Silver	AD-02 AstroDA 50% output mid-range 4.4M	WSP-01-2 Dimming Occ. Sensor for up to 8' MH, 200/240V	WB-01-1A 4000K External Fixture Module
TT Titanium	AD-03 AstroDA 50% output 10PM	WSP-01-3 Dimming Occ. Sensor for up to 8' MH, 480V	SCL-R Occ. Sensor for Round Pole (up to 18' MH)
WH White	AD-04 AstroDA 50% output 10PM to 4AM	WSP-01-4 Dimming Occ. Sensor for up to 42' MH, 120/277/247V	SCL-S Occ. Sensor for Square Pole (up to 18' MH)
CC Custom Color	NXWE NX Wireless Enabled	WSP-01-5 Dimming Occ. Sensor for up to 42' MH, 200/240V	SCH-R Occ. Sensor for Round Pole (18" to 30" MH)
TCentral Factory	NXSPW14P NX Wireless, PH Sensor, 14'	WSP-01-6 Dimming Occ. Sensor for up to 42' MH, 200/240V	SCH-S Occ. Sensor for Square Pole (18" to 30" MH)
	NXSP30F NX Wireless, PH Occupancy Sensor, Dimming Daylight Harvesting, 30'	WSP-01-7 Dimming Occ. Sensor for up to 42' MH, 200/240V	SCMS-5 Occ. Sensor for Square Pole (18" to 30" MH)
	NXSP14E NX Wireless, PH Occupancy Sensor, Dimming Daylight Harvesting, 14'		NXPRM-1R1D-UNV NX Pin Module
	NXSP30E NX Wireless, PH Occupancy Sensor, Dimming Daylight Harvesting, 30'		

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Kim Lighting reserves the right to change specifications without notice.
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P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. Jan. 09, 2019

LED bollards - fully shielded with directed light

Post construction: One piece extruded aluminum internally welded to a die-cast plate cover. Die castings are marine grade, copper free (0.3% copper content) A360.0 aluminum alloy.

Lamp enclosure: One piece die-cast aluminum housing attached to post/pole by two (2) internal, captive stainless steel screws threaded into stainless steel inserts. Polycarbonate diffuser with optical texture attached to housing with captive stainless steel screw threaded into stainless steel insert. Fully gasketed using a one piece molded high temperature silicone gasket.

Electrical: 7.5W LED luminaire, 10 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, dimming not available. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an >math>80</math> CRI. Available in 4000K (>math>80</math> CRI) and 5000K (>math>90</math> CRI). Add suffix K4 to order.

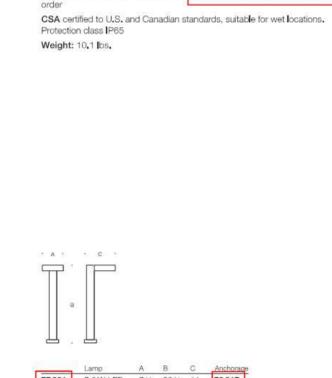
Notes: LEDs supplied with luminaires. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Anchor bases: Heavy cast aluminum, drilled for precise alignment. Mounts to BEGA 79817 anchorage kit. Bollards are secured to the post with one (1) stainless steel set screw.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to US and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 10.1 lbs.



77221 Lamp 7.5W LED 7 1/2 39 1/2 11 79817

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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Type: **S3**
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



LED pole top luminaires with symmetrical light distribution

Housing: Die-cast aluminum housing and slip fitter. Slip fits 2" O.D. pole top, secures to pole with three stainless steel set screws. Die castings are marine grade, copper free (0.3% copper content) A360.0 aluminum alloy.

Enclosure: Facet plate is constructed of die-cast aluminum and is secured to housing with mechanically captive stainless steel fasteners. Tempered clear glass. Reflector of pure anodized aluminum. Fully shielded to comply with LEED zones 1 and higher. Fully gasketed for weather tight operation using molded silicone rubber, U-channel gasket.

Electrical: 16.0W LED luminaire, 19 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming, TRAC and ELV dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 80 CRI. Available in 4000K (80 CRI) and 5000K (>math>90</math> CRI). Add suffix K4 to order.

Notes: LEDs supplied with luminaires. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

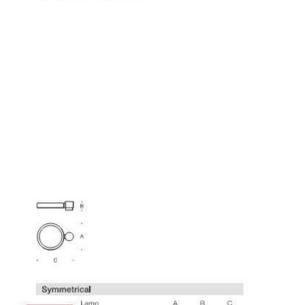
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to US and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 8.6 lbs.

EPA (Effective projection area): 0.3 sq. ft.
Luminaire Lumens: 1868

Type: **S2**
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



99401 Lamp 16.0W LED 11 1/2 3 1/2 16

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
© copyright BEGA 2019 Updated 01/19/2019

LED wall luminaires - directed

Application: LED wall mounted luminaires with directed light designed to be mounted at various heights for general purpose illumination or glare free illumination when below eye level.

Materials: Luminaire housing constructed of die-cast marine grade, copper free (0.3% copper content) A360.0 aluminum alloy. Matte safety glass. Silicone applied robotically to casting, plasma treated for increased adhesion. High temperature silicone gasket. Mechanically captive stainless steel fasteners.

NRTL listed to North American Standards, suitable for wet locations. Protection class IP65

Weight: 3.6 lbs

Electrical: Operating voltage 120-277V AC. Minimum start temperature -40°C. LED module wattage 12.3W. System wattage 15.0W. Dimmability 0-10V, TRAC, and ELV dimmable. Color rendering index Ra > 90. Luminaire lumens 1,077 lumens (3000K). Lifetime at Ta = 15°C > 500,000 h (L70). Lifetime at Ta = 45°C 105,000 h (L70).

LED color temperature: 4000K - Product number + **K4**
3500K - Product number + **K35**
3000K - Product number + **K3**
2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish: All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: Black (BLK) White (WHT) RAL: Bronze (BRZ) Silver (SLV) CUS:

Type: **W1**
BEGA Product:
Project:
Modified:



24374 LED 12.3W 11 1/2 4 3/8 3 1/2

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com. © copyright BEGA 2018 Updated 01/20/18



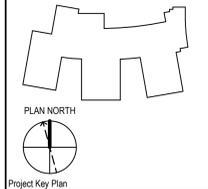
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Flad Structural ENGINEERS

AEI Affiliated Engineers



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NOT FOR CONSTRUCTION

Rev	Date	Description
A	03/19/19	ADR SUBMITTAL



COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
FITCHBURG, WI

Project Phase	
DESIGN DEVELOPMENT	
Date	03/19/2019
Project Number	19034-00

ELECTRICAL SITE LIGHTING - CUT SHEETS

Sheet Number **E04** Rev. No. **A**



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608) 270-4200

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: Sub-Zero Parkway

Legal Description - (Metes & Bounds, or Lot No. And Plat): _____

Lot 1, CSM 15053

Refer to Civil Sheets C-110 and C-120 for survey

***Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

2. Current Use of Property: NA

3. Proposed Use of Property: Industrial Manufacturing

4. Proposed Development Schedule: May 2019 to May 2021

5. Zoning District: I-G General Industrial

6. Future Land Use Plan Classification: NA

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested. **Conditional Use Permit is requested for building height**

Type of Residential Development (If Applicable): NA

No. of Dwelling Units by Bedroom: 1 BR 2 BR 3 BR 4 or More

No. Of Parking Stalls: NA

Type of Non-residential Development (If Applicable): NA

Proposed Hours of Operation: NA No. Of Employees: NA

Floor Area: NA No. Of Parking Stalls: NA

Sewer: Municipal Private Water: Municipal Private

Current Owner of Property: Promega Corporation

Address: 2800 Woods Hollow Road, Madison WI 53711 Phone No: 608-274-4330

Contact Person: Dan Motl

Email: dan.motl@promega.com

Address: 5511 Bjorksten Place, Madison, WI 53711 Phone No: 608-225-0261

Respectfully Submitted By: *Daniel Motl*

Owner's or Authorized Agent's Signature

**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 3/19/19 Publish: _____

Ordinance Section No. _____ Fee Paid: \$480.00

Permit Request No. CU-2277-19

*Receipt # 12.1974 48
daily*

March 19, 2019

Sonja Kruesel
City of Fitchburg
Planning and Zoning
5520 Lacy Road
Fitchburg, Wisconsin 53711

644 Science Drive
Madison, WI 53711
P 608 238-2661
F 608 238-6727
www.Flad.com

Re: Conditional Use Permit Submittal
Project Name: Promega Component Manufacturing Center
Location: Sub Zero Parkway, Fitchburg, Wisconsin
Flad Project Number: 19034-00

Dear Sonja,

We are submitting conditional use permit materials on behalf of Promega Corporation for consideration by the City of Fitchburg's Plan Commission. We are requesting the conditional use permit be scheduled for the April 16th Plan Commission Meeting.

Promega Corporation is seeking conditional use approval due to building height exceeding I-G General Industrial zoning district requirement of 42 feet. The increased height variance is identified in the submittal building elevation documentation.

The proposed building has flat roof of 43' feet height and a parapet height of 46'-6". The building height is provided to enclose the Level 2 mechanical equipment serving the manufacturing facility. The parapets are provided for roof safety fall protection and screening of roof for future photo voltaic panels. Exhaust fans are located on a lower roof at 36' feet and are screened by parapet walls. The exhaust fan stacks on south side of main building will extend up above 46'-6" by approximately 6 feet to 52'-6". Refer to architectural drawings for parapet and fan stack heights above 42 feet height.

Please feel free to contact me if you have any questions or concerns regarding this request.

The following documents are provided with this submission.

Conditional Use Permit Application
Conditional Use fee

Drawings

Civil: C-110 Existing Conditions, C-120 Civil Site Plan,
Architectural: A-202 Exterior Elevations, A-203 Overall Exterior Elevations – 3D View

Architectural and Design Review Submittal
March 19, 2019
Page 2 of 2

Flad Architects



Contacts

Owner:

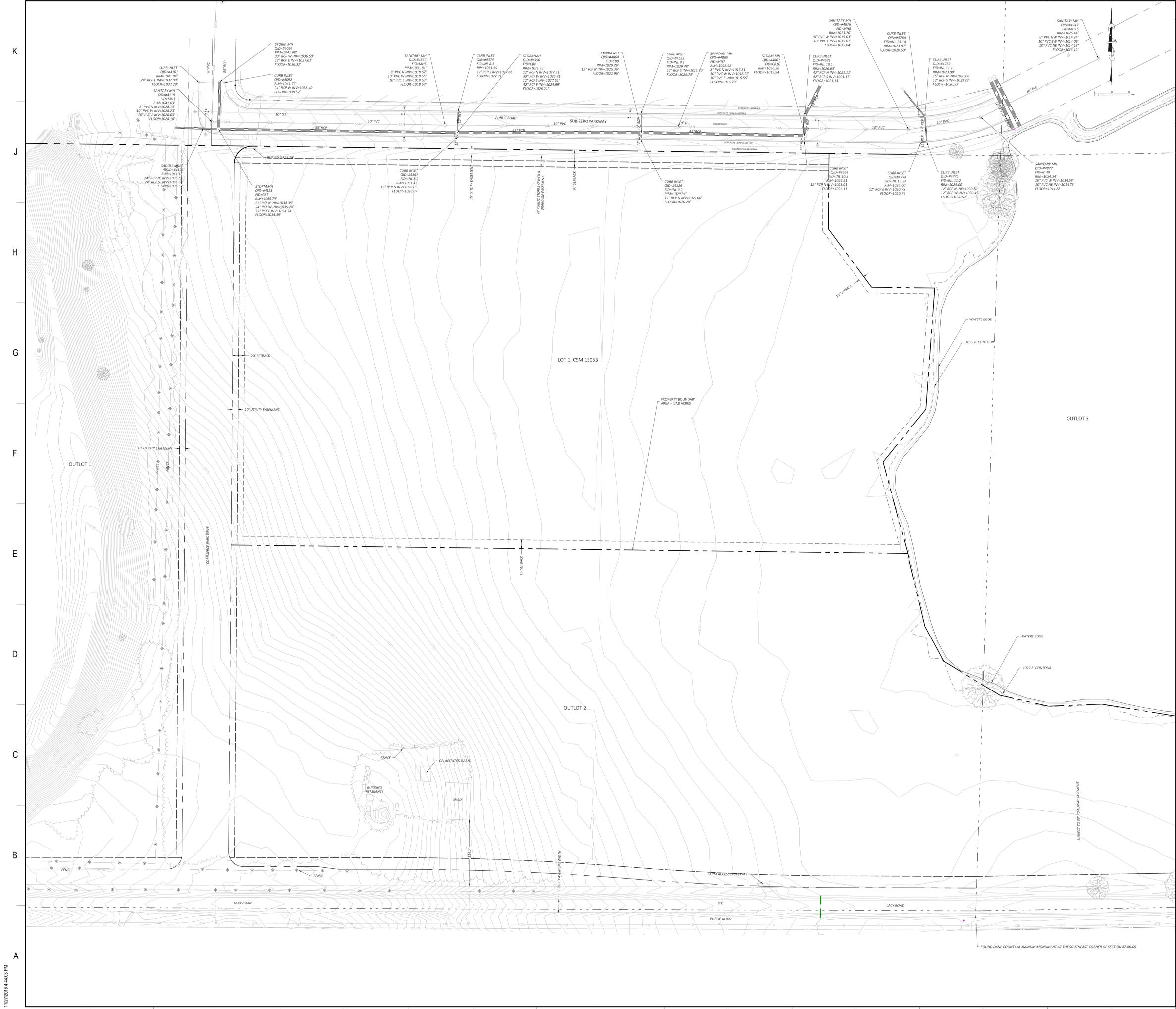
Promega Corporation
Dan Motl
5511 Bjorksten Place
Madison, WI 53711
dan.motl@promega.com
608-225-0261

Architect:

Flad Architects
Wayne Jenson
644 Science Drive
Madison, WI 53711
wjenson@flad.com
608-232-1335

Sincerely,

Wayne Jenson, Architect
Flad Architects



LEGEND

	BUILDING EDGE
	EDGE OF PAVEMENT
	SIDEWALK
	LOT LINE
	EASEMENT LINE
	SETBACK LINE

- GENERAL NOTES**
- EXISTING CONDITIONS SHOWN ARE BASED ON A SURVEY BY SURVEYING AND ENGINEERING, INC. MONTGOMERY ASSOCIATES, RESOURCE SOLUTIONS, LLC TAKES NO RESPONSIBILITY FOR CHANGES TO THE PROPOSED PLAN DESIGN OR ACCURACY OF ANY EXISTING CONDITIONS ELEVATIONS OR BENCHMARKS.
 - ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 - NO SITE GRADING SHALL BE PERFORMED OUTSIDE OF THE SILT FENCE / GRADING LIMITS / PROPERTY LINE EXCEPT AS NOTED.

Flad Architects
Flad Structural ENGINEERS
AEI Affiliated Engineers
CONSULTING ENGINEERS, INC.

MONTGOMERY ASSOCIATES
Yakshi Landscape LJ Geer Design
sparrow Native Landscaping

Stamps & Approvals

Project Key Plan

NOT FOR CONSTRUCTION

Rev	Date	Description
A	03/19/19	ADR SUBMITTAL



COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
 FITCHBURG, WI

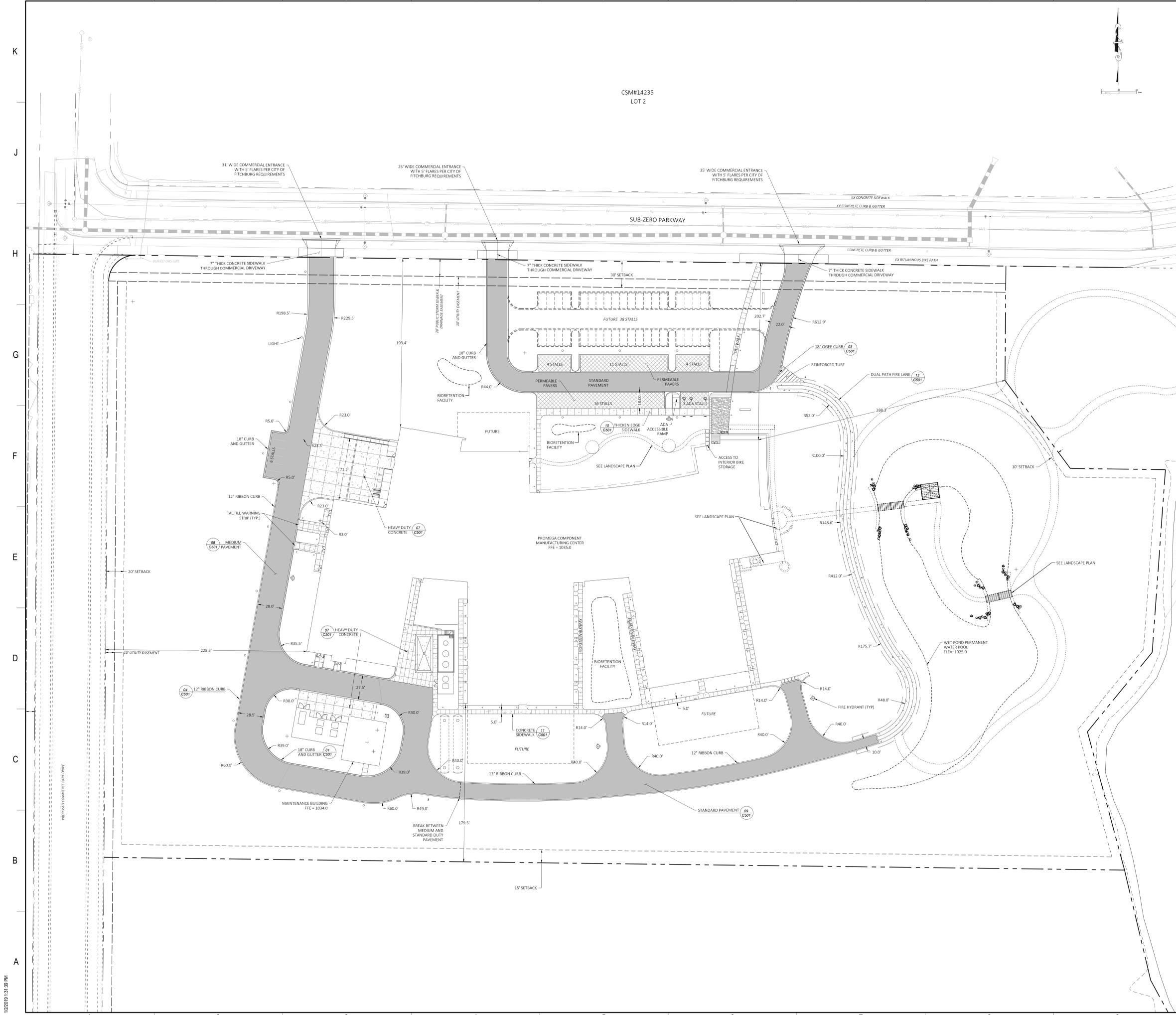
Project Phase	
ADR SUBMITTAL	
Date	Drawn By
03/19/2019	MARS
Project Number	Checked By
19034-00	MARS

Sheet Title

EXISTING CONDITIONS

Sheet Number	Rev. No.
C110	A

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LEGEND

- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- LOT LINE
- EASEMENT LINE

SITE INFORMATION

SITE ADDRESS: SUB-ZERO PARKWAY
 LOT ACREAGE: 17.8 AC
 USE OF PROPERTY: INDUSTRIAL
 ZONING: GENERAL INDUSTRIAL

SETBACKS:
 FRONT YARD: 30 FT
 REAR YARD: 15 FT
 SIDE YARD: 10 FT
 SIDE YARD STREET: 20 FT

MAXIMUM LOT AREA COVERAGE: 70%
 MINIMUM OPEN SPACE REQUIRED: 10%
 EXISTING IMPERVIOUS SURFACE AREA: 0 SQ.FT.
 NEW IMPERVIOUS SURFACE AREA: 202,000 SQ.FT.
 FUTURE IMPERVIOUS SURFACE AREA: 26,610 SQ.FT.
 TOTAL PROPOSED IMPERVIOUS AREA: 228,610 SQ.FT.

PERCENT LOT IMPERVIOUS:
 EXISTING: 0%
 PROPOSED: 26.0%
 FUTURE: 29.5%

OPEN SPACE
 EXISTING: 100%
 PROPOSED: 72.7%
 FUTURE: 68.4%

TOTAL NUMBER OF PARKING STALLS: 44
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 3
 DISTURBANCE LIMITS: 1,246,600 SQ.FT.

- SITE PLAN NOTES**
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB EXCEPT AS NOTED.
 - ALL RADI ARE TO THE FACE OF CURB.
 - ALL CURB AND GUTTER AND SIDEWALK REPLACEMENT AS REQUIRED BY THE CITY OF FITCHBURG INSPECTOR WITHIN THE ROW SHALL BE INSTALLED PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
 - USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES, COORDINATE COLOR WITH OWNER.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
 - PROVIDE SIDEWALK CONSTRUCTION JOINTS AT EVEN SPACING AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS IS TYPICAL IN CONCRETE CONSTRUCTION.

NOT FOR CONSTRUCTION

Project Key Plan

Rev. Date Description

A	03/19/19	ADR SUBMITTAL
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Project Title

Promega

COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
 FITCHBURG, WI

Project Phase
 ADR SUBMITTAL

Date	03/19/2019	Drawn By	MARS
Project Number	19034-00	Checked By	MARS

Sheet Title

CIVIL SITE PLAN

Sheet Number	C120	Rev. No.	A
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TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG, VISIT WWW.CALLDIGGERSHOTLINE.COM

CALL DIGGERS HOTLINE
 1-800-4-A-DIG (4364) TOLL FREE
 WISCONSIN STATE UNIVERISITY (SEE LISTENING RECORDS) 608-785-8800

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ADDITIONAL INFORMATION CONCERNING THE LOCATION OF UNDERGROUND UTILITIES AT THE TIME AND LOCATION OF ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

Flad Architects

Flad Structural ENGINEERS

AEI Affiliated Engineers

CONSULTING ENGINEERS, INC.

MONTGOMERY ASSOCIATES

Yakshi Landscape LJ Geer Design

sparrow Native Landscaping

Stamps & Approvals

Project Key Plan

NOT FOR CONSTRUCTION

Rev. Date Description

A	03/19/19	ADR SUBMITTAL
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Project Title

Promega

COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
 FITCHBURG, WI

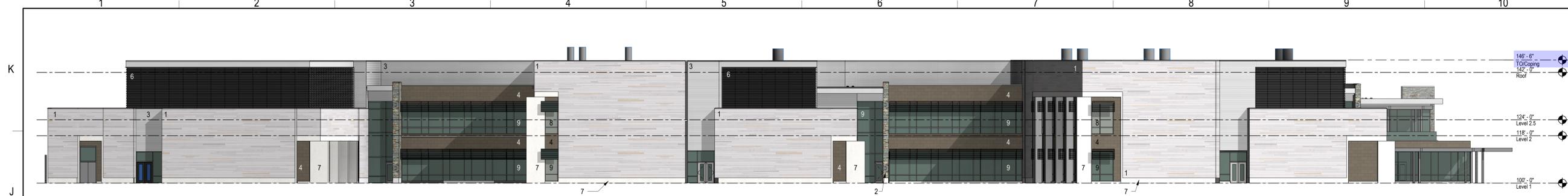
Project Phase
 ADR SUBMITTAL

Date	03/19/2019	Drawn By	MARS
Project Number	19034-00	Checked By	MARS

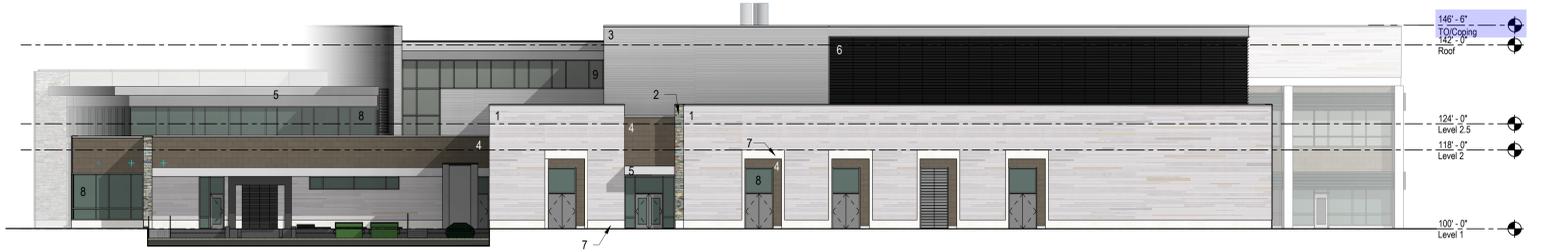
Sheet Title

CIVIL SITE PLAN

Sheet Number	C120	Rev. No.	A
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1 ELEVATION - SOUTH
1/16" = 1'-0"



4 ELEVATION - WEST
1/16" = 1'-0"



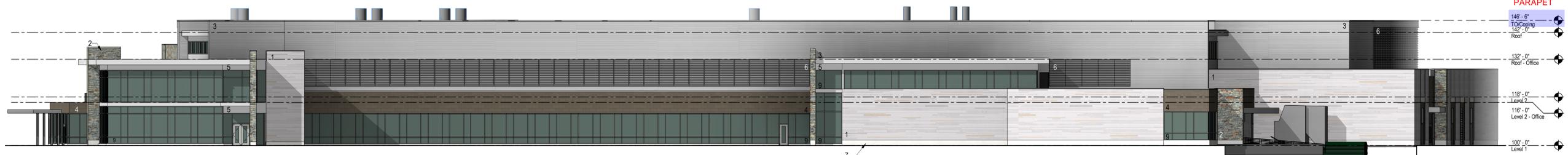
6 BUILDING ELEVATION
1/16" = 1'-0"



5 BUILDING ELEVATION
1/16" = 1'-0"



2 ELEVATION - EAST
1/16" = 1'-0"

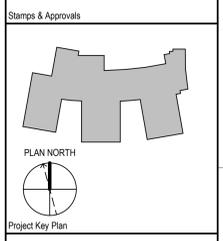


3 ELEVATION - NORTH
1/16" = 1'-0"



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Rev	Date	Description
A	03/19/19	ADR SUBMITTAL



COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
FITCHBURG, WI

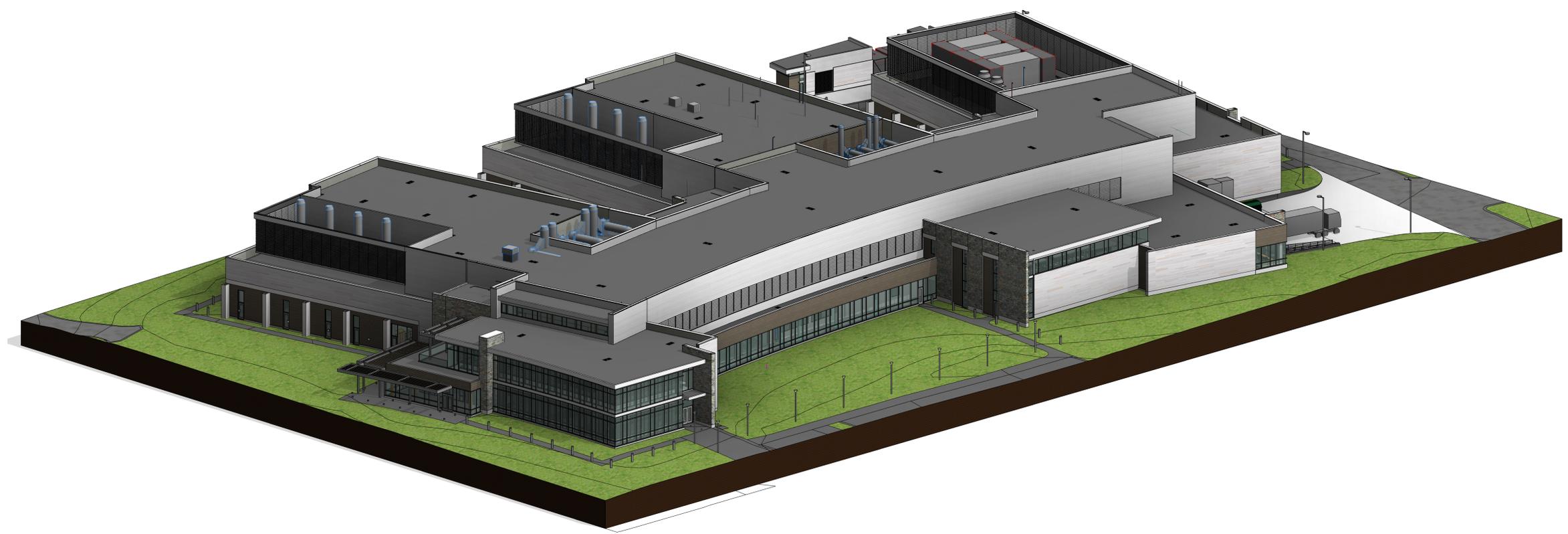
Project Phase	
Date	Drawn By
03/19/19	FLAD
Project Number	Checked By
19034-00	FLAD

EXTERIOR ELEVATIONS - PRESENTATION

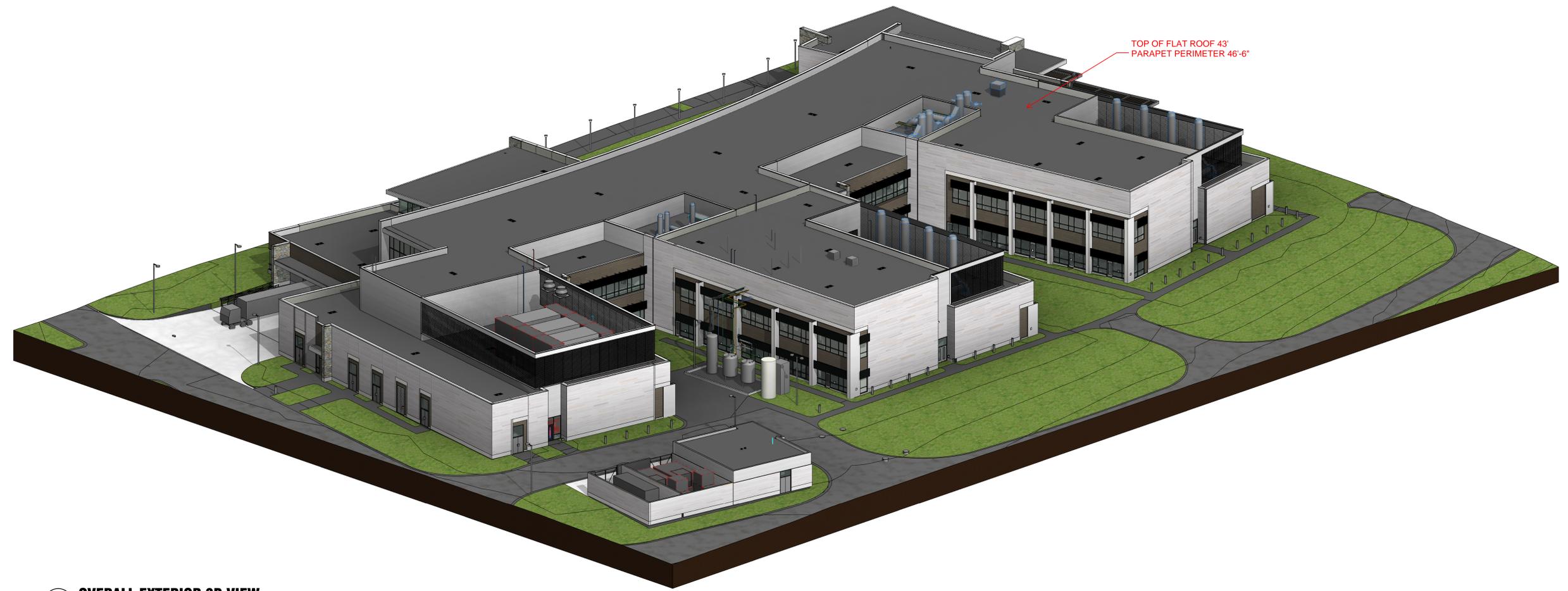
Sheet Number	Rev. No.
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2 OVERALL EXTERIOR 3D VIEW



1 OVERALL EXTERIOR 3D VIEW

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Flad Structural ENGINEERS

AEI Affiliated Engineers

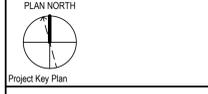
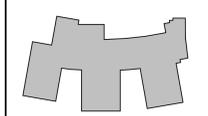


CONSULTING ENGINEERS, INC.



MONTGOMERY ASSOCIATES

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Rev	Date	Description
A	03/19/19	ADR SUBMITTAL

Project Title



COMPONENT MANUFACTURING CENTER

SUB-ZERO PARKWAY
FITCHBURG, WI

Project Phase	
ADR SUBMITTAL	
Date	Drawn By
03/19/2019	FLAD
Project Number	Checked By
19034-00	FLAD

Sheet Title
OVERALL EXTERIOR BUILDING - 3D VIEW

Sheet Number	Rev. No.
A-203	A

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March 19, 2019

Ms. Sonja Krusel
City Planner & Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Promega CMC Building – Early Start Building Permit
MARS Project Number: 1838

Dear Sonja:

On behalf of our client, Promega Corporation, we are requesting approval of an early start building permit for the referenced project. We are requesting permission to construct all aspects of the building when the State plan reviews are complete and necessary permits have been acquired prior to completion and acceptance of the required Certified Survey Map (CSM) improvements.

We ask that the request be placed on the April 16, 2019 Planning Commission Agenda for review and approval. We understand that an occupancy permit will not be issued until the plat improvements are accepted. We understand that provisions of Chapter 44, Section 44-371 will need to be met. Promega consultants met with Chief Pulvermacher on February 14, 2019 to discuss construction access (shown on the enclosed drawing), water supply and the request for an early start building permit.

Please feel free to contact me or Wayne Jenson, Flad Architects, at 608-232-1335 with any questions or concerns regarding the request.

Sincerely,

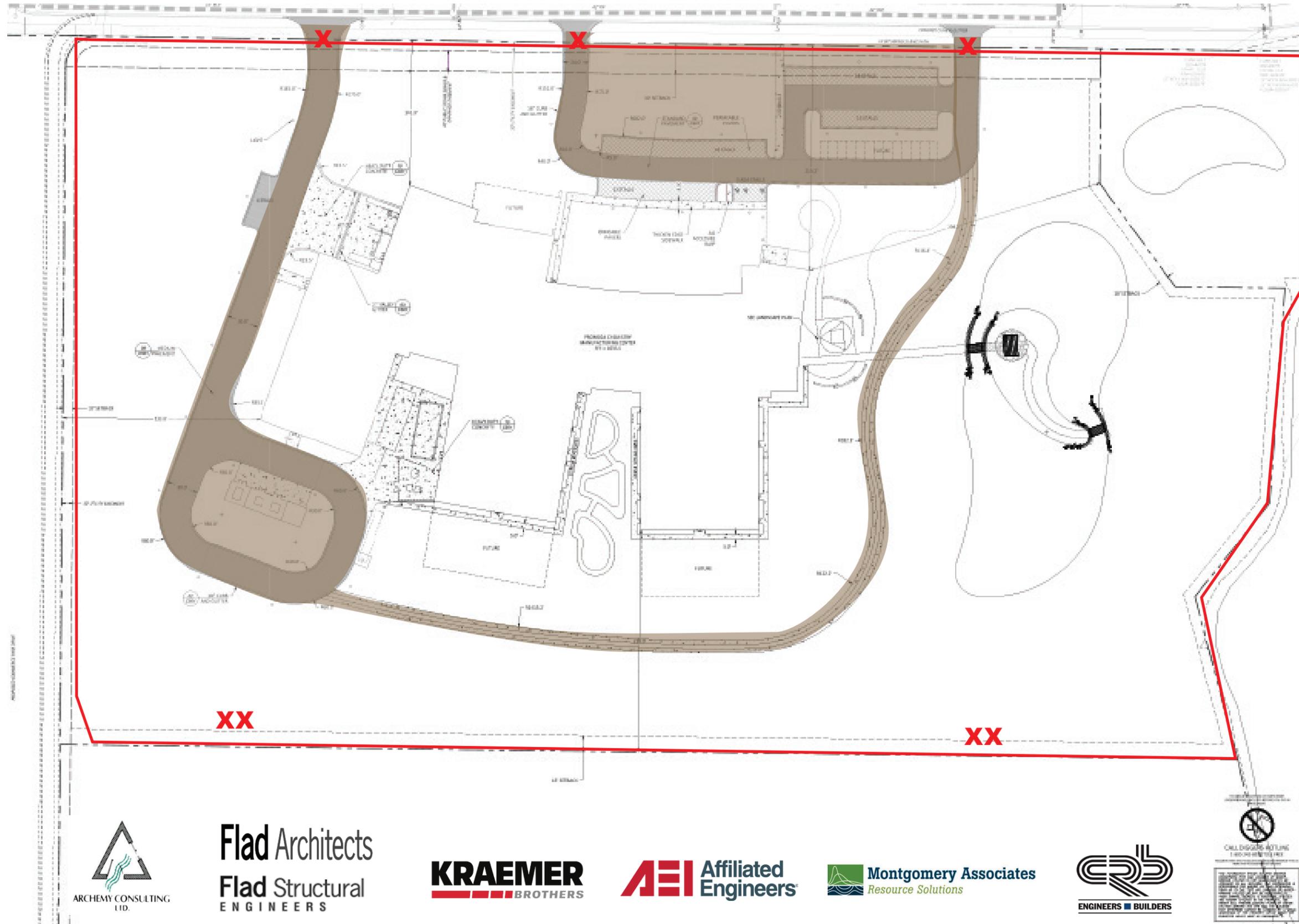
Montgomery Associates: Resource Solutions, LLC



Deborah J. Hatfield, PE
Project Engineer

Enclosures: Construction Access Plan

Promega Component Manufacturing Site Logistics
January 23, 2019



- Fence
- X Gate
- Temp Roads & Staging
20" base
with geo grid

